



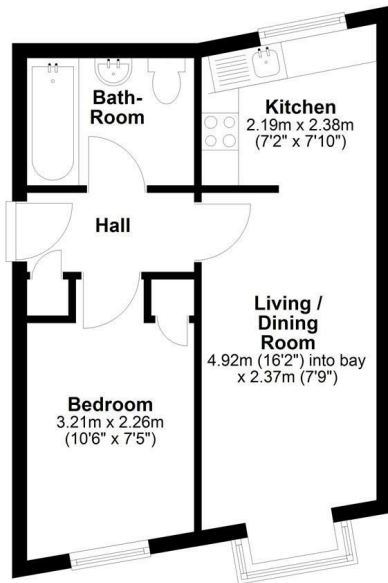
HONEY HILL MEWS

7 Honey Hill Mews, Cambridge, CB3 0AL
Guide price £273,000



Floor Plan

Approx. 31.1 sq. metres (334.3 sq. feet)



Total area: approx. 31.1 sq. metres (334.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- No Onward Chain
- Off-Street Allocated Parking
- Scope For Modernisation
- Excellent Central Location

A superb one bedroom top floor apartment, set within a well maintained purpose built block in a rarely available city centre location, positioned within a desirable conservation area. Offered with no onward chain and benefitting from double glazed windows and an allocated car port, this property presents an excellent opportunity for both owner occupiers and investors alike.

Accessed via a secure entry system, the property opens into a welcoming entrance hall leading through to a well proportioned bedroom. This is a generous space, thoughtfully enhanced with recessed shelving and additional storage, including a cupboard housing the water heater.

The bathroom is notably spacious and well appointed, featuring a shower over bath, mirrored vanity unit, WC and basin, along with further storage on entry, adding to the practicality of the home.

The standout feature of the property is the bright and airy open plan living and kitchen space. With dual aspect natural light and a large window framing truly iconic views across the city skyline, including King's College Chapel, this is a space that offers both comfort and a real sense of place. The kitchen is well fitted with ample cupboard and worktop space, connections for white goods and a freestanding oven and hob, all complemented by a light blue tiled splashback.

Externally, the property benefits from an allocated car port within the building, as well as a separate storage cupboard, further enhancing its appeal in such a central location.

Offered with a share of freehold, this is a rare opportunity to acquire a centrally positioned apartment with exceptional views, strong fundamentals and long term appeal in the heart of the city.

///cattle.exist.press



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria: 154-156 Victoria Road, Cambridge, CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South: Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach: 17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com