



68 Woodhead Drive  
Cambridge, CB4 1YX

**Guide price £215,000**



## 68 Woodhead Drive

Cambridge, CB4 1YX

- One bedroom apartment
- First floor
- No chain
- Council tax band A
- EPC B

A wonderfully presented one bedroom, first floor apartment, located on the edge of a modern development and offering easy access to Cambridge North station and the city centre.

68 Woodhead Drive offers 460sqft of accommodation and sits on the corner of the block, so benefitting from a triple aspect with light, broader views from the large windows. The apartment itself is accessed via a secure communal entrance hallway and stairwell.

Upon entering the apartment there are two very useful storage cupboards and an intercom system for the communal front door. Off the hallway, the bathroom is well presented with a bath, shower above, wc, vanity unit and contemporary wall-tiling. The bedroom is a large double with integrated wardrobes.

The living room is an excellent space with two large windows providing lots of light. There is space for a dining table and





chairs and a sofa. The kitchen is cleverly designed to be open plan while retaining a definition of space. It's very well equipped with plenty of cabinets, 4 ring gas hob, single oven and integrated washing machine. There is a tiled splashback and lots of worktop space.

The apartment has an allocated parking space and there is secure cycle storage. Woodhead Drive is accessed from Milton Road, which itself has various amenities such as a Co-Op and provides excellent access to centre of the city and also to the A14. Cambridge North Station and the Science and Business Parks are only a 7 minute cycle away.

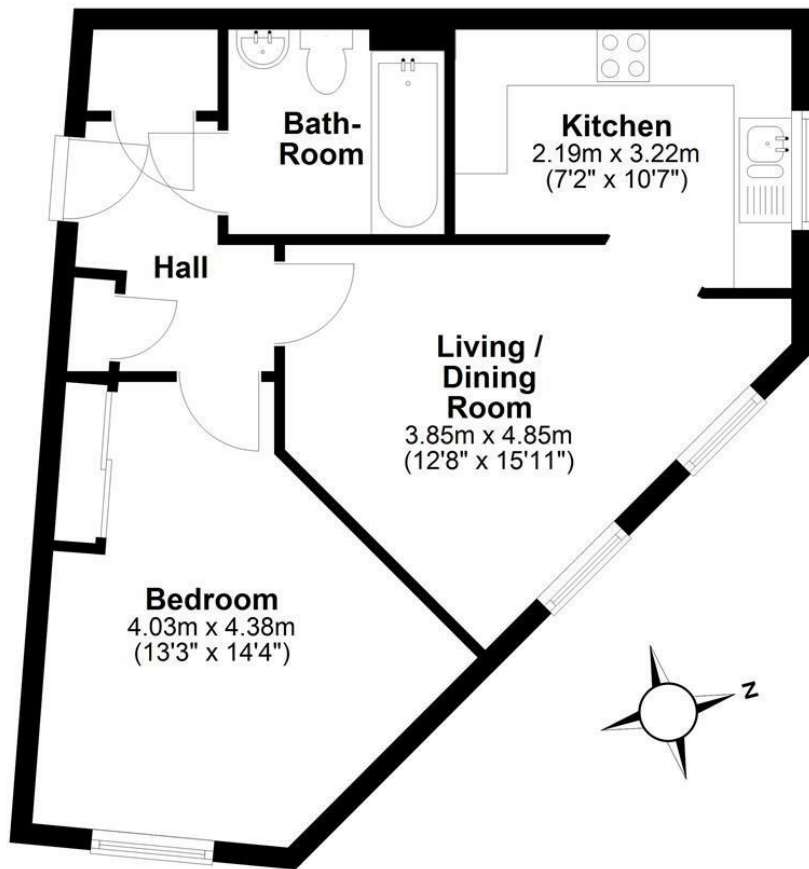
Offered with no onward chain, the apartment would make an excellent purchase for a first time buyer. There are 108 years left on the lease with an annual service charge of £1,500 and an annual ground rent of £225.

///homes.they.tribal



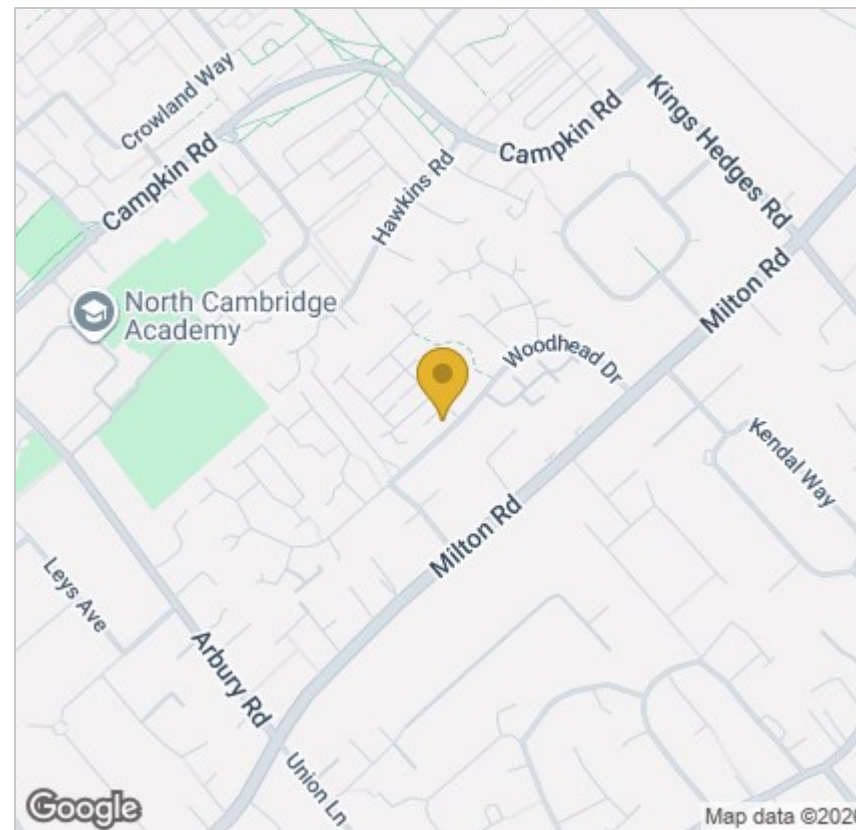
## Floor Plan

Approx. 42.8 sq. metres (460.4 sq. feet)

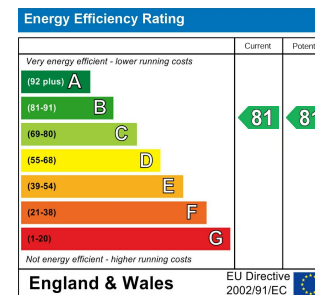


Total area: approx. 42.8 sq. metres (460.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Leasehold  
Council tax band: A

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.