



53C Victoria Road
Cambridge, CB4 3BW

Guide price £350,000



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- No chain
- EPC rating C
- Flexible accommodation
- Great location for access to City

A duplex, three-bedroom apartment of about 750 sq. ft, in a convenient position, with a south-facing balcony, and within walking distance of the river and city beyond.

The bright and spacious accommodation is 746 sq. ft., and has no chain. There is a private car park with parking for up to two cars, communal gardens, and the current service charge is £1,488.00.

The accommodation has a private entrance and is particularly versatile. There is an open-plan kitchen/living room, which has doors to the private balcony, and a large storage cupboard. The kitchen area is fitted with base and eye-level storage and has plenty of worktops and space for appliances. Bedroom three is a double room and has a built-in wardrobe and doors to the balcony. Bedroom three would also make an excellent separate reception room or home office. The hallway has a built-in





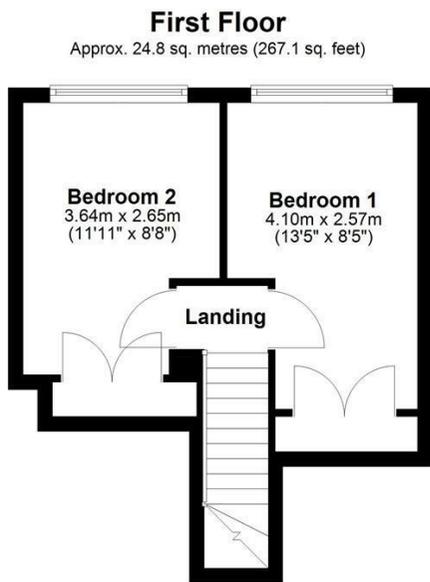
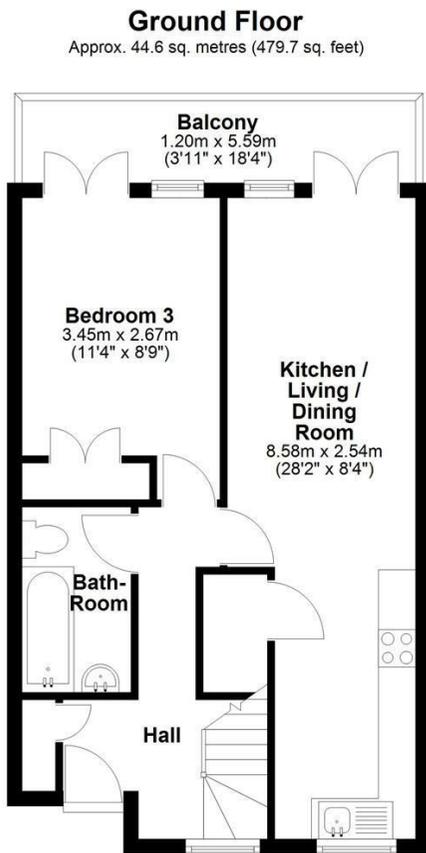
cupboard, and the bathroom has a shower over the bath and a WC. Upstairs, there are two further double bedrooms, both with large south-facing windows and built-in wardrobes.

The property has double glazing and gas central heating.

The property is located in a purpose-built block and is accessed via an external staircase. There are communal grounds, bin stores and a private car park for residents for up to two cars.

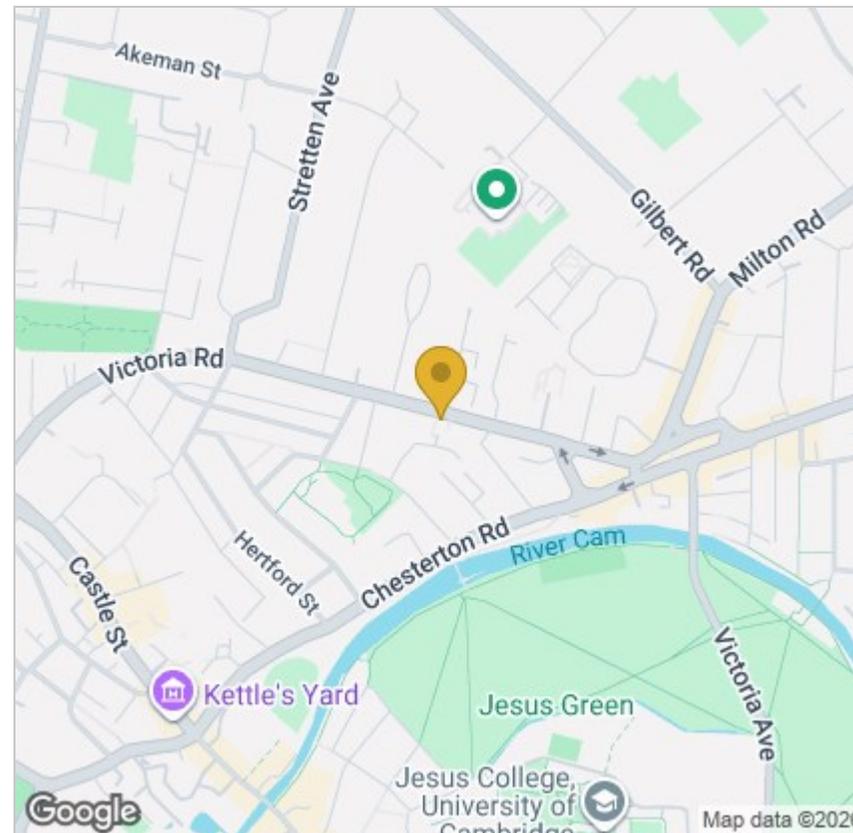
What3words: ///gains.splice.manliness





Total area: approx. 69.4 sq. metres (746.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph

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

Tenure: Leasehold - 100 years remaining

Ground rent £0

Service charge: £1,488 p.a

Council tax band: B

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.

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