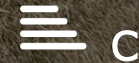




36 Cambanks

Cambridge, CB4 1PZ

Guide price £300,000



## 36 Cambanks

Cambridge, CB4 1PZ

- No chain
- Excellent location
- 6 minute cycle to Cambridge North
- Long lease over 900 years

A well-presented two-bedroom first-floor flat located in the popular Cambanks development in Chesterton.

Accessed via a secure communal entrance, stairs lead to the first floor where just two properties share the hall. Upon entering, the entrance lobby provides storage and opens into a bright open-plan kitchen/living/dining space. The modern kitchen is well-equipped with oven, gas hob, extractor, and space for a fridge-freezer and washing machine. It offers ample storage and room for a dining table. The dual-aspect living area features large windows with views over the well-maintained communal gardens.

There are two generous double bedrooms, both with built-in storage and large windows overlooking greenery on opposite sides of the building. The bathroom includes a bath with shower over, WC, basin, a built-in vanity unit, and a window for natural ventilation.

Additional features include gas central heating, double glazing





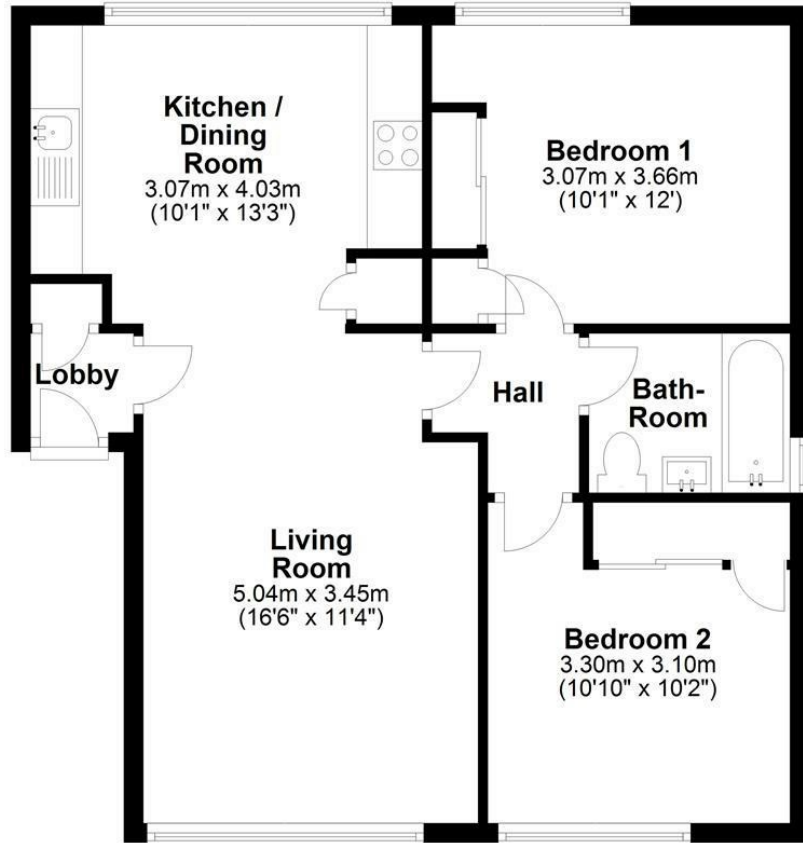
throughout, and a fire escape accessible from bedroom two. Cambanks is ideally located in central Chesterton, just a 6-minute cycle to Cambridge North Station, with easy access to the Science Park, Business Park, and local amenities.

The flat is offered with no onward chain and benefits from a long lease.  
///soft.depend.buzz



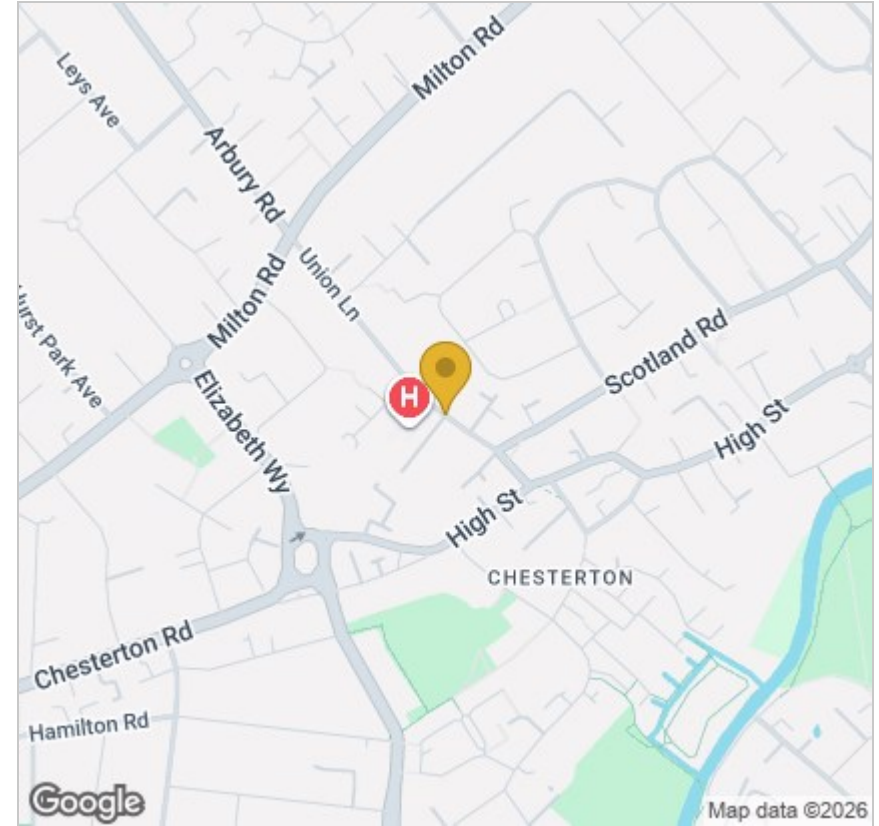
## Floor Plan

Approx. 59.9 sq. metres (644.6 sq. feet)

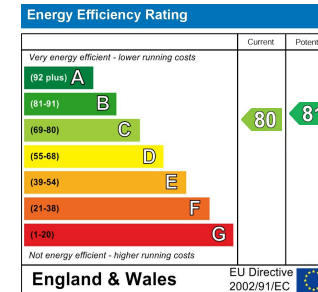


Total area: approx. 59.9 sq. metres (644.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Leasehold  
Council tax band: C

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.