

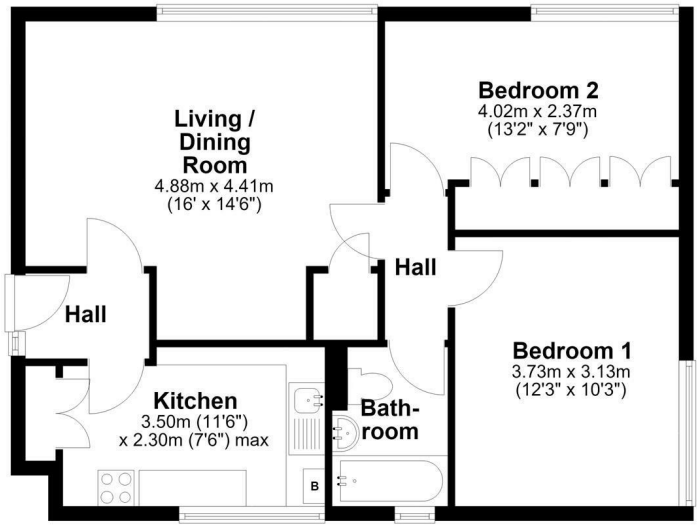
Chesterton Towers, Chapel Street, Cambridge, CB4 1DZ

Guide price £269,500

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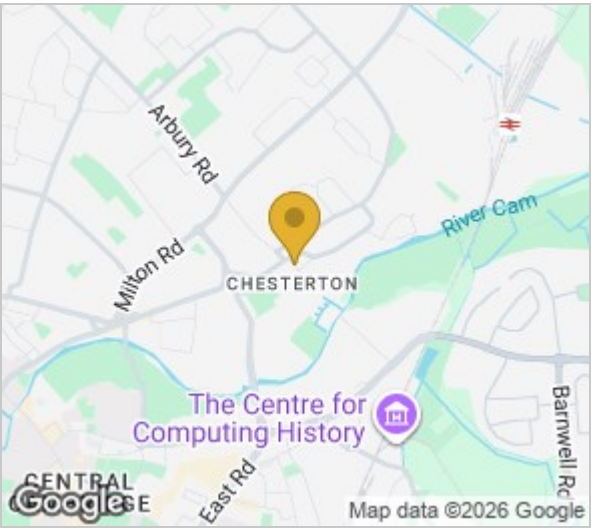
Floor Plan

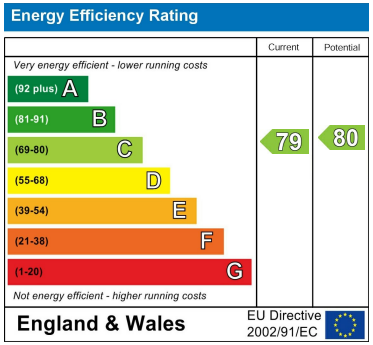
Approx. 60.8 sq. metres (654.6 sq. feet)



Total area: approx. 60.8 sq. metres (654.6 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.





- No Onward Chain
- Refurbishment Required
- Leasehold with a Share of Freehold
- Off-Street Parking & Garage

A spacious and bright first-floor apartment offering over 650 sq ft of accommodation, situated within the popular Chesterton Towers development. The property would benefit from refurbishment throughout, presenting an excellent opportunity for buyers looking to add value and create a home to their own specification. Further benefits include a garage, residents' off-street parking within the development and the advantage of no onward chain.

Ideally positioned in the heart of Chesterton, the property is within easy walking distance of the River Cam, Cambridge city centre and Cambridge North railway station, offering convenient access to a wide range of local amenities, shops, cafés and transport links.

The accommodation is well proportioned throughout, with a particularly bright and spacious living/dining room featuring large windows that allow an abundance of natural light to fill the space. The kitchen is generously sized and provides connections for the necessary appliances, alongside a combination boiler serving the property's gas central heating system.

Both bedrooms are comfortable doubles, with one benefiting from built-in storage. The bathroom is fitted with a bath and overhead shower, WC and wash basin.

Chesterton Towers is an established, purpose-built residential development, and this apartment represents a fantastic opportunity to acquire a generously proportioned property in a highly convenient Cambridge location. With scope to replace the kitchen and bathroom fittings, redecorate throughout, replace the floor coverings and the added benefit of no onward chain, it is ideally suited to buyers seeking a home they can personalise.

The property was previously let until February 2025. A Landlord's Gas Safety Certificate is available, although this expired in March 2025. An Electrical Installation Condition Report (EICR) was also carried out, with the identified defects subsequently rectified. The report remains valid until March 2031.

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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. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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