GRAY TOYNBEE

35 Petersfield Mansions, Petersfield, Mill Road,

Cambridge, CB1 1BB

Guide price £425,000

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35 Petersfield Mansions

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- Refurbished two bedroom apartment
- En-suite
- Fabulous location
- No chain
- Secure, allocated parking
- 999 year lease

A 2-bedroom apartment in a prestigious development just a few minutes from the heart of the city and the station. Overlooking a park and offering no chain.

This attractive purpose-built development is in an excellent location, overlooking a small park and Parker's Piece beyond. The accommodation has been refurbished and includes a recent kitchen and two new bathrooms.

The development is secure and gated; access to the apartment, which is on the ground floor, is via an entry phone. There is a reception hall with a storage cupboard housing the water cylinder. The living room has a large bay window overlooking the park. The kitchen has been refitted and includes base and eye-level storage, an induction hob, oven extractor, a dishwasher, Bosch washer dryer and a fridge freezer.

The bedrooms are both a good

size, the main room has an almost new ensuite shower room with full wall and floor tiling and a towel rail, the second room makes an excellent guest room or a nice size space to work from home. The main bathroom has also been replaced with a shower over the bath and full wall and floor tiling.

The apartment has double glazing and electric underfloor heating throughout.

Outside, there are well-tended communal grounds, and an undercroft car park where there is an allocated parking space, and there are bike and bin stores. There is also plenty of visitor parking available.

What3words: ///shaped.flies.fishery

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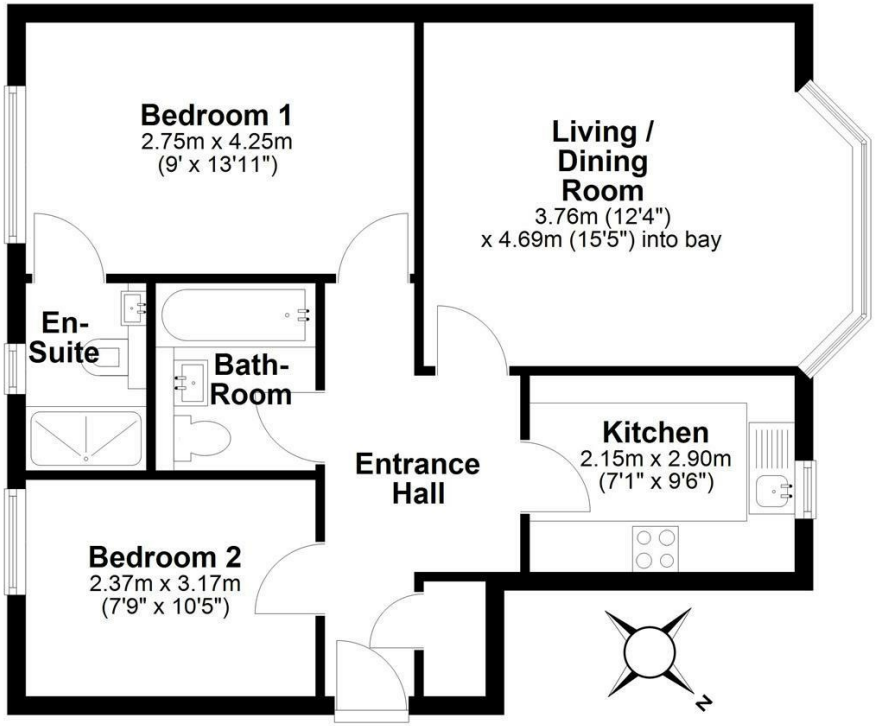
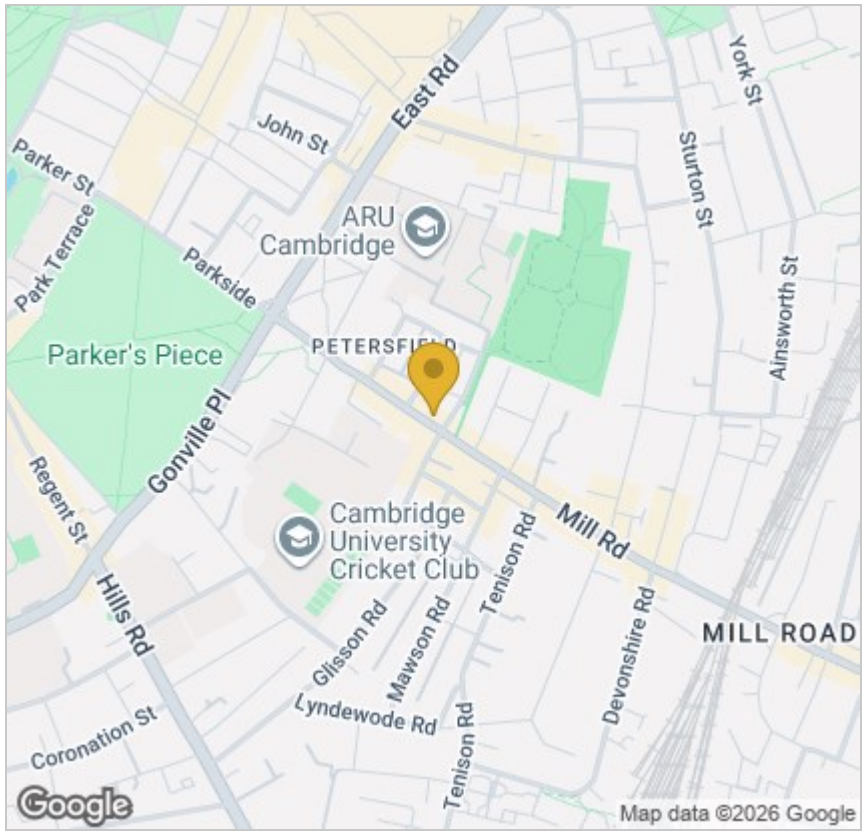
Ground Floor

Approx. 58.1 sq. metres (625.0 sq. feet)

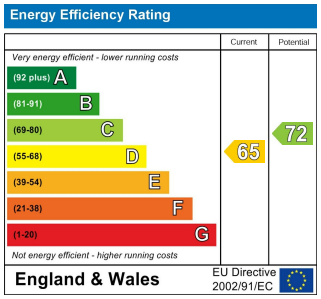


Total area: approx. 58.1 sq. metres (625.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold 967 years remaining. Ground rent:£200 p.a.
Service charge: £2135 p.a.
Council tax band: E

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