



Graham Road, Cambridge CB4 2WP

welcome to

Graham Road, Cambridge

A two bedrooms apartment situated to the north of the City offering well proportioned accommodation throughout conveniently located to offer excellent transport links and nearby Science Park.

Entrance Hall

With storage cupboards, radiator, secure entry intercom system and doors to:

Living Room

20' 2" x 15' 3" (6.15m x 4.65m)

With radiator, open plan with large opening to kitchen, French doors to Juliet balcony, opening to:

Kitchen

15' x 4' 5" (4.57m x 1.35m)

With a fitted range of base units and drawers with work surfaces over, matching wall units, inset stainless steel sink and drainer unit, built in under oven with gas hob and extractor over, spaces for washing machine and fridge/freezer, double glazed window.





Bedroom One

8' 8" x 13' 8" (2.64m x 4.17m)

With radiator, double glazed window to front aspect and door to:

En-Suite

Fitted with a suite comprising low level w.c, corner shower enclosure, pedestal wash hand basin, radiator, tiled flooring and double glazed window.

Bedroom Two

11' 5" x 16' (3.48m x 4.88m)

With radiator, TV point and double glazed window.

Bathroom

Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low level w.c, radiator, tiled flooring and double glazed window.

Outside

The property benefits from an allocated parking space.



view this property online williamhbrown.co.uk/Property/ELY110392



welcome to

Graham Road, Cambridge

- No Onward Chain
- Two Double Bedrooms
- En-suite Facilities
- Juliette Balcony
- Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2500.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jul 2006.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£220,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/ELY110392



Property Ref:

ELY110392 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01353 663311



ely@williamhbrown.co.uk



6 Forehill, ELY, Cambridgeshire, CB7 4AF



williamhbrown.co.uk