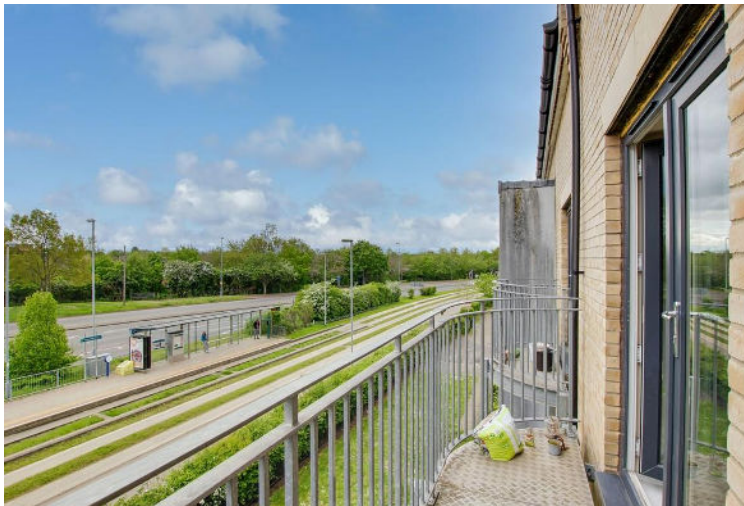




LOVETT
Sales & Lettings

£280,000



16 Buttercup Road, Cambridge, CB4 2GX

- Second floor apartment
- Two double bedrooms
- Close to Guided Busway
- Easy reach of A14 and City Centre
- Good sized balcony
- Off road parking

Full Description

ENTRANCE HALL

Entrance door leading to entrance hall. UPVC window to rear. Two large storage cupboards. Radiator. Doors to living room, bedrooms and bathroom.

OPEN PLAN KITCHEN / DINING / LIVING ROOM

21' 5" x 11' 7" (6.53m x 3.53m)

Kitchen area: Fitted kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splash backs. Built in electric oven and four ring hob with extractor over. Built in fridge / freezer and washing machine. Wall mounted gas boiler. Tiled floor. UPVC windows to rear.

Living/Dining Area: UPVC French doors to balcony. Tv and telephone point. Radiator. Full width balcony overlooking guided busway.

BEDROOM ONE

14' 8" x 8' 9" (4.47m x 2.67m)

UPVC window to front. Built in wardrobe. Radiator.

BEDROOM TWO

14' 8" x 9' 0" (4.47m x 2.74m)

UPVC window to front. Radiator. Built in wardrobe. Radiator.

BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Radiator. Extractor fan. UPVC window to rear.

PARKING

Off road parking space and visitor parking to rear and side.

LEASEHOLD INFORMATION

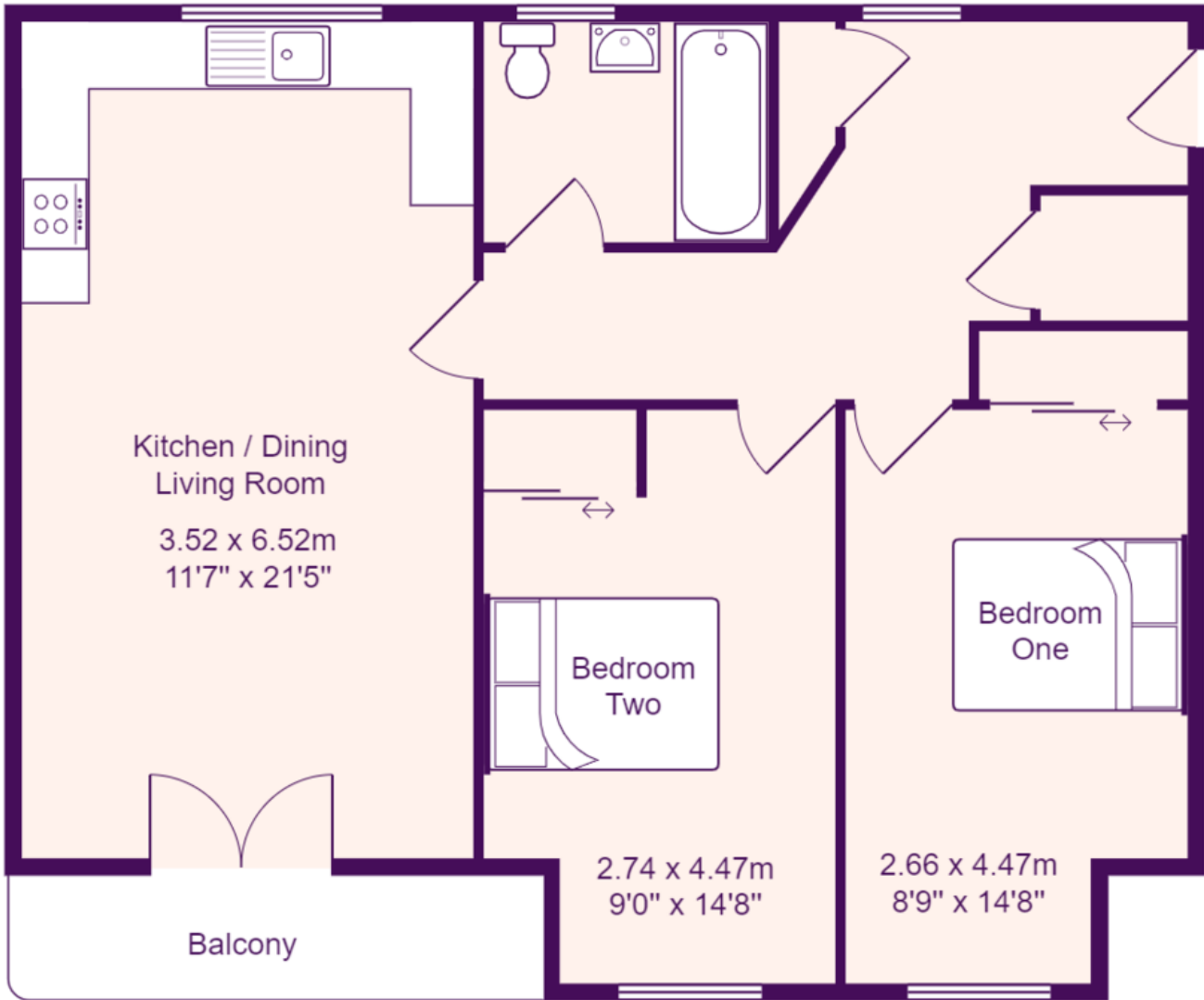
The lease is 125 years from 25th December 2006 - 107 Years remaining.

The Ground Rent for the period 01/04/2024 - 30/09/2024 is £89.61 (£179.22 PA)

The Service & Admin charges for the period 01/10/2023 - 31st March 2024 is £863.39 (£1726.78 PA)







Total Area: 63.2 m² ... 681 ft²

All measurements are approximate and for display purposes only