



A beautifully presented 2 bedroom penthouse apartment, situated in this convenient location, just a short walk from Addenbrooke's Hospital/Biomedical Campus.

In brief

City Centre 2.5 miles, Addenbrooke's Hospital/Cambridge Biomedical Campus 0.5 of a mile, Mainline Railway Station (King's Cross and Liverpool Street lines) 1.5 miles, M11 (junction 11) 2.5 miles (distances are approximate).

**FLAT 10 MULGRAVE COURT,
MOWBRAY ROAD**

£545,000 (GUIDE PRICE)

Gross internal area 1,108 sq ft
(102.9 sq m)

Property Summary

Entrance Hall, Kitchen/Breakfast Room, Sitting/Dining Room, 2 Bedrooms, 2 Bath/Shower Rooms (1 En Suite).

Outside: Roof Terrace, Balcony.

Situation

Mulgrave Court is situated on Mowbray Road about 1.5 miles to the south of the city centre and is extremely well placed for access to Addenbrooke's Hospital/Cambridge Biomedical Campus and a mainline railway station with services to London's King's Cross and Liverpool Street in about 52 and 68 minutes respectively.

Description

Built in 2001 by Berkley Homes, Mulgrave Court is an exclusive development of just 10 apartments arranged over 3 floors. Number 10 is a superb penthouse apartment immaculately presented with a substantial, private roof terrace.

Tenure & Possession

The property is for sale on a 999 year lease granted in 2001 and is available with vacant possession.

Service charge paid 6 monthly: £2,102
There is no ground rental payable as by purchasing the property the vendor becomes a member of The Mowbray Residents Management Company Ltd who own the freehold of the property.

Investment Opportunity

Potential rental income of £1,500 per calendar month.



Property Highlights

- Secure entry system and lift access to all floors.
- Light and spacious accommodation extending to an impressive 1,108 sq ft (102.9 sq m).
- Kitchen/Breakfast Room with sliding door to terrace.
- Generous Sitting/Dining Room with access to Balcony.
- Master Suite with En Suite Shower Room, Walk-in wardrobe and door to Balcony.
- Private expansive roof terrace 27'7 x 25'7 (8.41m x 7.8m).
- Mature communal gardens.
- Allocated parking.
- No onward chain.

**FLAT 10, MULGRAVE COURT,
MOWBRAY ROAD,
CAMBRIDGE CB1 7DP**

Approximate Gross Internal Area = 102.9 sq m / 1108 sq ft



- Kitchen
- Reception
- Bath / Shower Room
- Bedrooms
- Circulation
- Balcony / Roof Terrace



NOT TO SCALE: For guidance purposes only.

Viewing

By prior telephone appointment with Bidwells
01223 841842

Enquiries

Warrick Anderson
01223 559432
warrick.anderson@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

Additional Information

Services

All mains services are connected to the property.

Local Authorities

Cambridge City Council
01223 457000

Outgoings

Tax Band: E
Tax Payable 2019/2020: £2,203.67

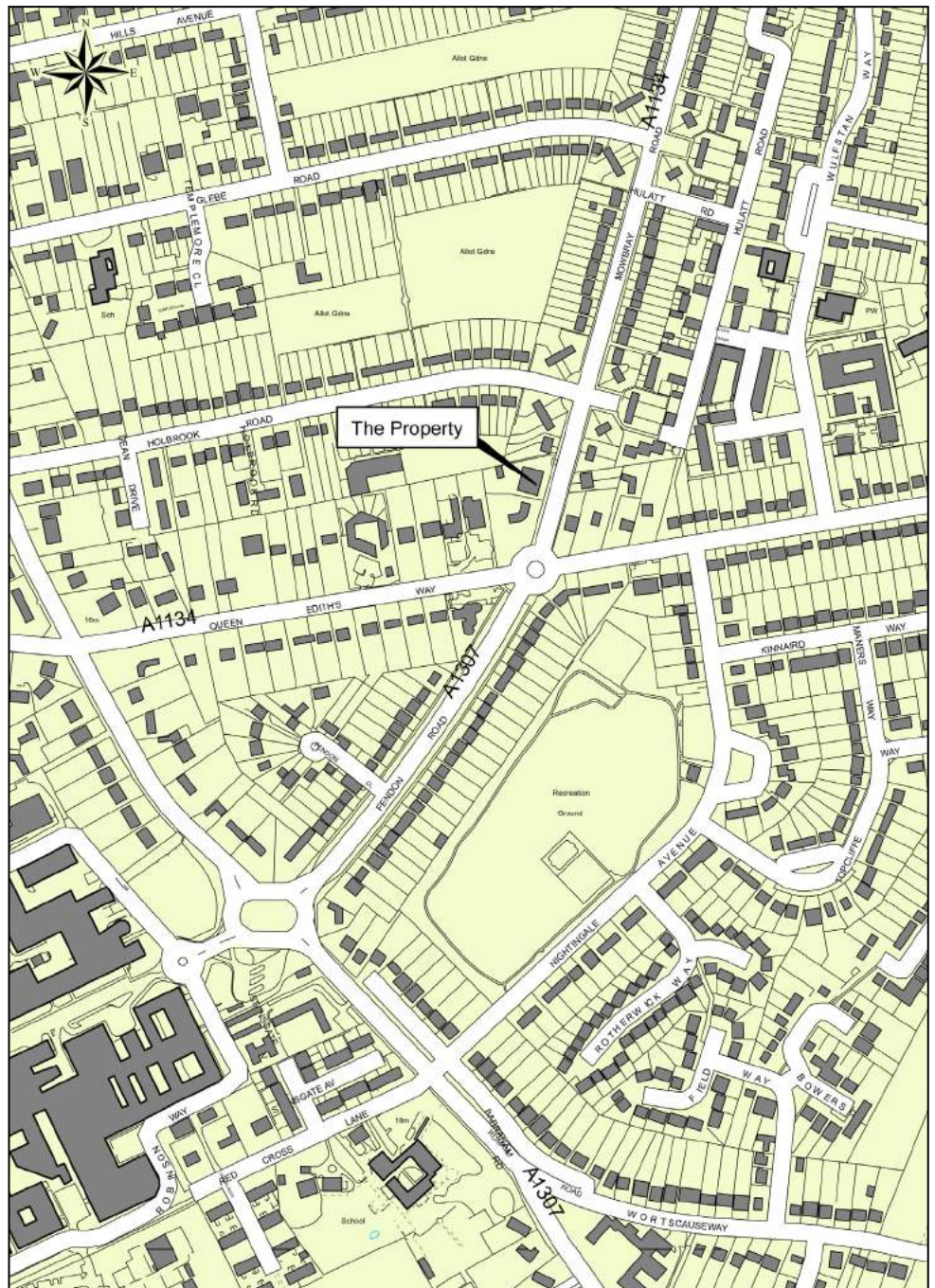
Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

Energy Rating C



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