

A modern ground floor, 2 bedroom apartment conveniently situated for access to a mainline railway station and Cambridge city centre.

**In brief**

City Centre 0.5 of a mile,  
Addenbrooke's Hospital/Biomedical  
Campus 0.5 of a mile, Mainline Railway  
Station (King's Cross and Liverpool  
Street lines) 200 yards, M11 (Junction  
12) 3 miles (distances are approximate).

Gross Internal Area: 667 sq ft (62 sq m).

**5 WATSON HOUSE, MILL PARK**  
**£400,000 (GUIDE PRICE)**

## Property Summary

- Entrance Hall, Storage Cupboard, Living/Dining/Kitchen, 2 Bedrooms, 2 Bath/Shower Rooms (1 En Suite), Wraparound Terrace.
- Outside: Allocated Parking Space, Bicycle Store, Communal Landscaped Gardens.

## Situation

Watson House lies in a vibrant area of the city within easy walking distance of a number of leisure facilities including Hills Road Sports Centre providing indoor and outdoor tennis courts and gym. Cambridge Leisure, a complex to the north of Cherry Hinton Road, has cafes, bars, a hotel, ten pin bowling and

multiplex cinema, and is within just a few hundred yards.

The historic city centre is just half a mile away and provides an attractive combination of ancient and modern buildings, colleges, winding lanes and extensive shopping facilities. Addenbrooke's Hospital/Biomedical Campus, which is planned to be one of the largest centres of health, science and medical research in the world, is within half a mile.

For the commuter, Cambridge mainline railway station is within 200 yards and provides services to London King's Cross and Liverpool Street in approximately 52 minutes and 67 minutes respectively.

## Description

Built in 2013 by the highly regarded local developers, Hill Residential, this ground floor apartment is finished to a high standard and benefits from a light and airy feel throughout.

## Tenure and Possession

The property is for sale on a 999 year lease granted in May 2012 with vacant possession on completion.

## Investment

The property has been rented out and was achieving £1,425 pcm which provides a gross yield of 3.8%



## Property Highlights

- Kitchen Area with range of wall and base cabinets and integrated appliances comprising electric combination oven, induction hob with extractor over, and undercounter fridge with freezer compartment.
- Stylish Living Area 20'0" x 11' 8" (6.1m x 3.6m) with glazed sliding doors to fabulous wraparound terrace offering views over the communal gardens.
- Contemporary Bath/Shower Rooms with Ideal Standard Concept white suite, heated chrome towel rail and large ceramic wall and floor tiles.
- 2 Bedrooms, 1 with built in wardrobe.
- Underfloor central heating.
- Double glazed windows.
- Allocated parking space and secure Bicycle Store.
- Video entry system and lift to all floors.

**5 WATSON HOUSE,  
4 MILL PARK,  
CAMBRIDGE, CB1 2FH**



# 5 Watson House, Station Road, Cambridge CB1

Approximate Gross Internal Area = 62 sq m / 667 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

### Viewing

By prior telephone appointment with Bidwells  
01223 841842

### Enquiries

Andrew Tucker  
01223 559510  
andrew.tucker@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

### Additional Information

#### Services

Mains water, electricity and drainage are connected to the property. Combined heat and power plant located in the basement provides heating and hot water and each apartment is individually metered.

#### Local Authorities

Cambridge City Council  
01223 457000

#### Outgoings

Council Tax Band: D  
Council Tax Payable 2018/19: £1,709.06  
Service Charge: £2,399.40 pa to include building insurance, maintenance and electricity to communal areas.  
Ground Rent: £300 pa

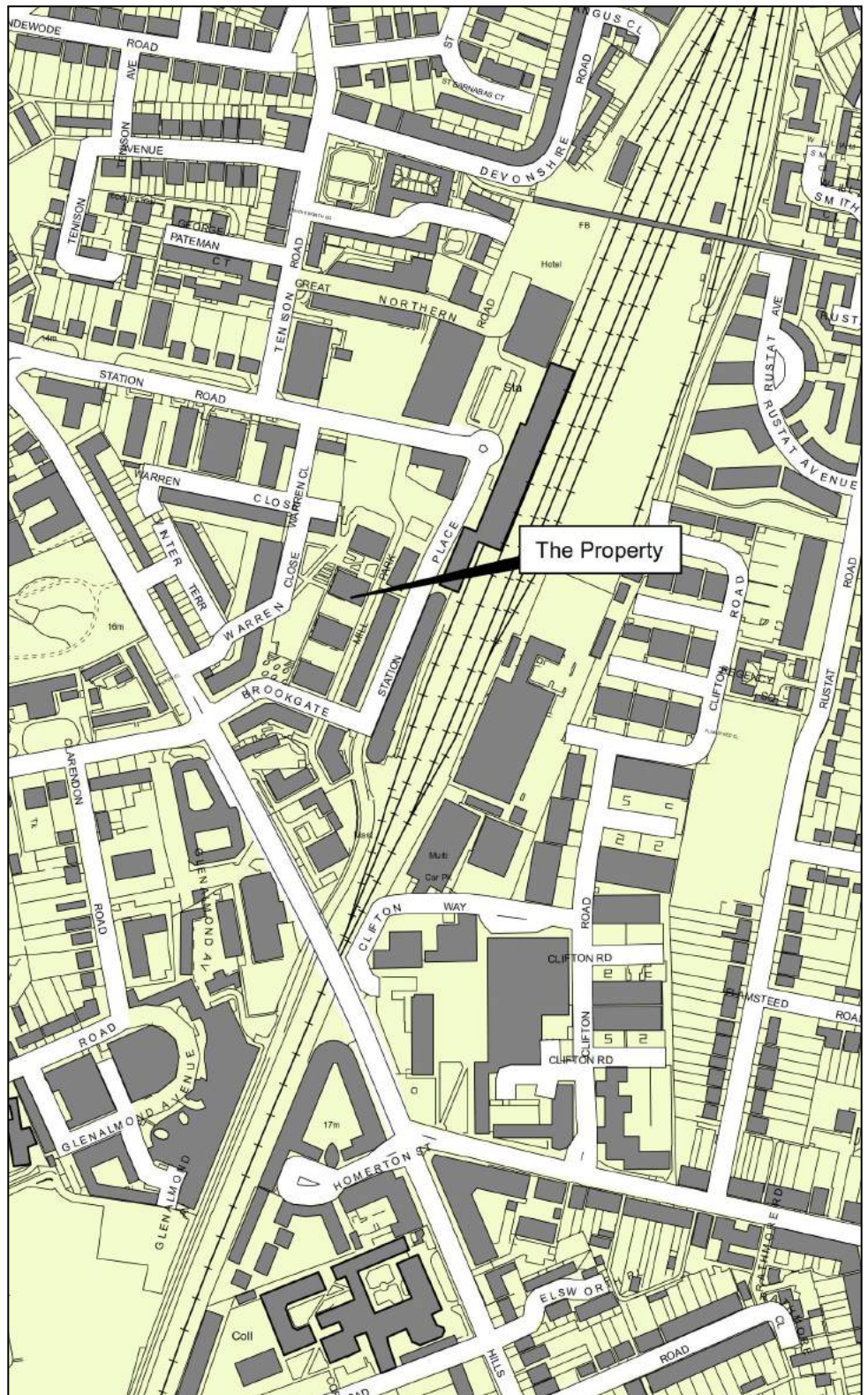
#### Fixtures & Fittings

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 B



#### Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2018. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.