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NEWMARKET ROAD, CAMBRIDGE

GUIDE PRICE £599,995 Leasehold

SOLD

****Attention all Investors**** This is a unique opportunity to purchase an established property in a prime position being offered as two 2 bedroom apartments, each with a 125 year lease that is in place and will be assigned to the new owner who will have the opportunity to purchase the freehold for £1.

- Investment Opportunity
- City Centre Cambridge
- Achievable Rent £2500 PCM
- Potential Yield of 5%
- No Onward Chain

This is a unique opportunity to purchase an established property in a prime position being offered as two 2 bedroom apartments, with a 125 year lease that is already in place and waiting to be assigned, although the new owner will have the opportunity to purchase the freehold for £1. These two apartments are currently on separate postal addresses, Council tax and utility meters.

The flats are located on the corner of Christ Church Street off Newmarket Road, just a 5 minute walk to the City Centre with its vast attractions and amenities. Close to the property you have the Grafton Centre, a range of Supermarkets and local convenience stores. The property is a short walk from Midsummer Common and the idyllic River Cam. Cambridge Central Station is just over a mile away with direct routes to London King Cross and London Liverpool Street. Easy access to A14.

Ground Floor Flat - Council Tax Band B

First Floor Flat - Council Tax Band A

Ground Floor Flat:

UPVC Entrance Door leading into:

Hallway with radiator, leading to Bathroom on your right:

Bathroom: three-piece suite with panelled bath with mixer tap, wall mounted electric Power shower, part tiled, low level W.C, wash basin with mixer tap, radiator, extractor fan. Window to rear aspect with opaque glass.

As you continue through the hallway, the kitchen is immediately in front of you:

Kitchen/Breakfast Room: 11' x 8'5 (3.34m x 2.56m) Comprising a range of base and wall units with good storage, with breakfast bar on one side, integral electric oven and hob, tiled splashbacks, laminate worktop, inset stainless steel sink/drainers with mixer tap, space and plumbing for washing machine. Valliant boiler, double glazed window to side aspect, airing cupboard housing hot water cylinder with shelving.

Living/Dining Room: 12'5 x 10'5 (3.79m x 3.18m) Great sized room with large double glazed bay window to front aspect, radiator.

Bedroom 1: 12'5 x 8'2 (3.79m x 2.50m) Double bedroom, radiator, double glazed windows to both front and side aspect.

Bedroom 2: 11'4 x 7'8 (3.47m x 2.34m) Double bedroom, radiator, double glazed window to rear aspect.

This ground floor flat has high ceilings throughout this apartment, in keeping with the period of the property.

First Floor Flat

First floor apartment is accessed via a set of timber stairs, which is part covered. As you enter through the UPVC panelled entrance door into:

Entrance Hallway leading to:

Bathroom: comprising a three-piece suite with panelled bath with mixer taps, wall mounted electric Power shower with tiled surround, low level W.C, wash basin with separate hot and cold taps, tiled splashbacks. Extractor fan, double glazed windows with opaque glass to rear aspect.

Kitchen: 10'3 x 8'5 (3.13m x 2.56m) Comprising a range of base and wall units with good storage, with breakfast bar on one side, Integral electric oven and hob, tiled splashbacks, laminate worktop, inset stainless steel sink/drainers with mixer tap, space and plumbing for washing machine. double glazed window to side aspect, Airing cupboard housing hot water cylinder with shelving. Valliant Boiler.

Secondary Hallway with loft access and storage cupboard with fitted timber shelving.

Living/Dining Room: 12'5 x 10'1 (3.79m x 3.08m) Radiator, double glazed window to front aspect.

Bedroom 1: 12'5 x 8'7 (3.79m x 2.61m) Radiator, storage cupboard, double glazed windows to both front and side aspect.

Bedroom 2: 11'4 x 8'5 (3.47m x 2.55m) Radiator, double glazed window to rear aspect.

Outside: 18 Newmarket Road is approached off Christchurch Street via a timber gate leading into a communal courtyard area with patio flooring, space for residents' bikes, bins, etc. and also housing the utility meters.

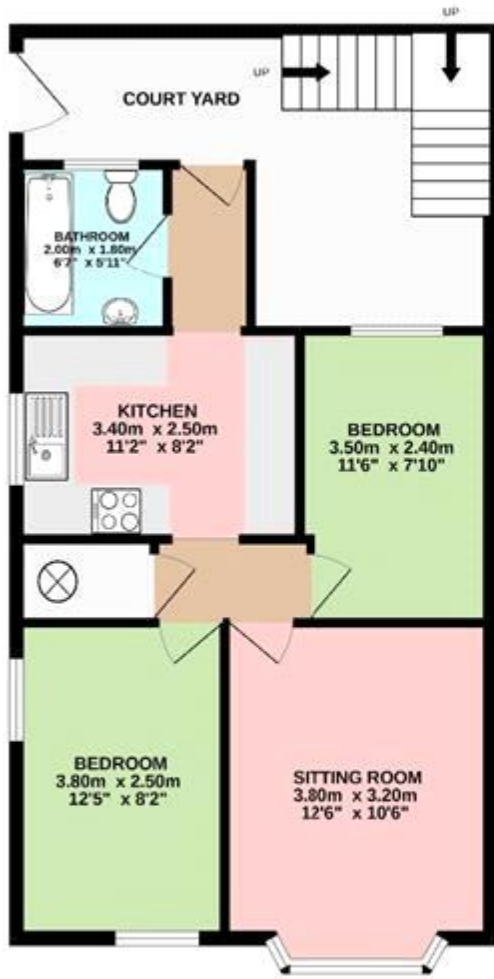
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

Tenure: Leasehold

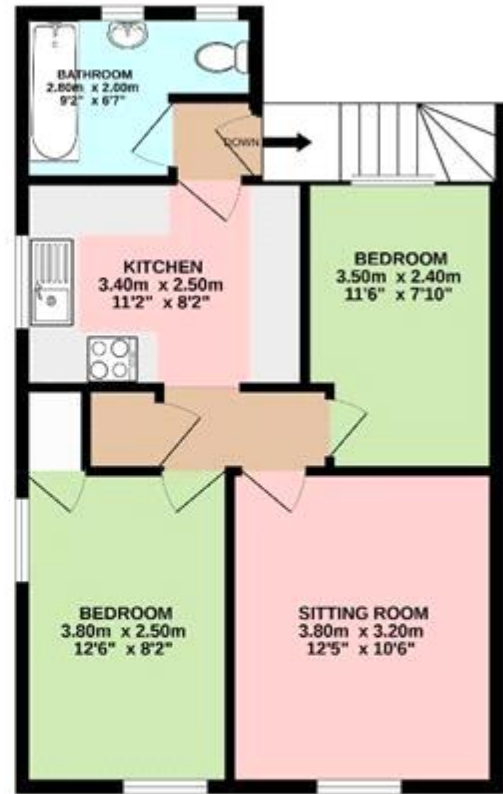


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FLAT 1
46.5 sq.m. (501 sq.ft.) approx.



FLAT 2
46.5 sq.m. (501 sq.ft.) approx.



TOTAL FLOOR AREA: 93.0 sq.m. (1001 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it

cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.