



**ANTONY
DAVIS**
ESTATE AGENTS

01223 928220
hello@antonydavis.co.uk



MUSGRAVE DRIVE, CAMBRIDGE

FIXED PRICE £120,000 Leasehold

SSTC

We are pleased to offer a 30% share on this well-presented 2 Bedroom ground floor apartment on a popular side of the city within walking distance to Addenbrookes Hospital and a 10 minute drive to the train station.

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As you enter the main building, this apartment is on the left side.

Entrance Hallway: Spacious hallway with boot/coat room. Door leading to bedrooms and bathroom then open plan Lounge/Diner and Kitchen. Fabulous lounge/kitchen, with glazed doors leading to the outside enclosed seating area. Fully fitted kitchen, with integral appliances.

Bedroom 1: Double bedroom with En-suite shower room and WC. Window to side aspect, radiator.

Bedroom 2: Double bedroom with window to side aspect, radiator.

Bathroom: Bathtub with shower over, WC and wash basin. Heated towel rail.

Musgrave Drive is located off Knightly Avenue, forming part of the exclusive Ninewells development built by Hill between 2016 and 2019 and completed to a high specification. The City of Cambridge is host to brilliant historical buildings, many associated with the esteemed University of Cambridge and plenty of popular shops, restaurants, and other amenities and facilities.

Service Charge: £253.27

Monthly Rent: £642.25

118 years left on Lease

Allocated Parking

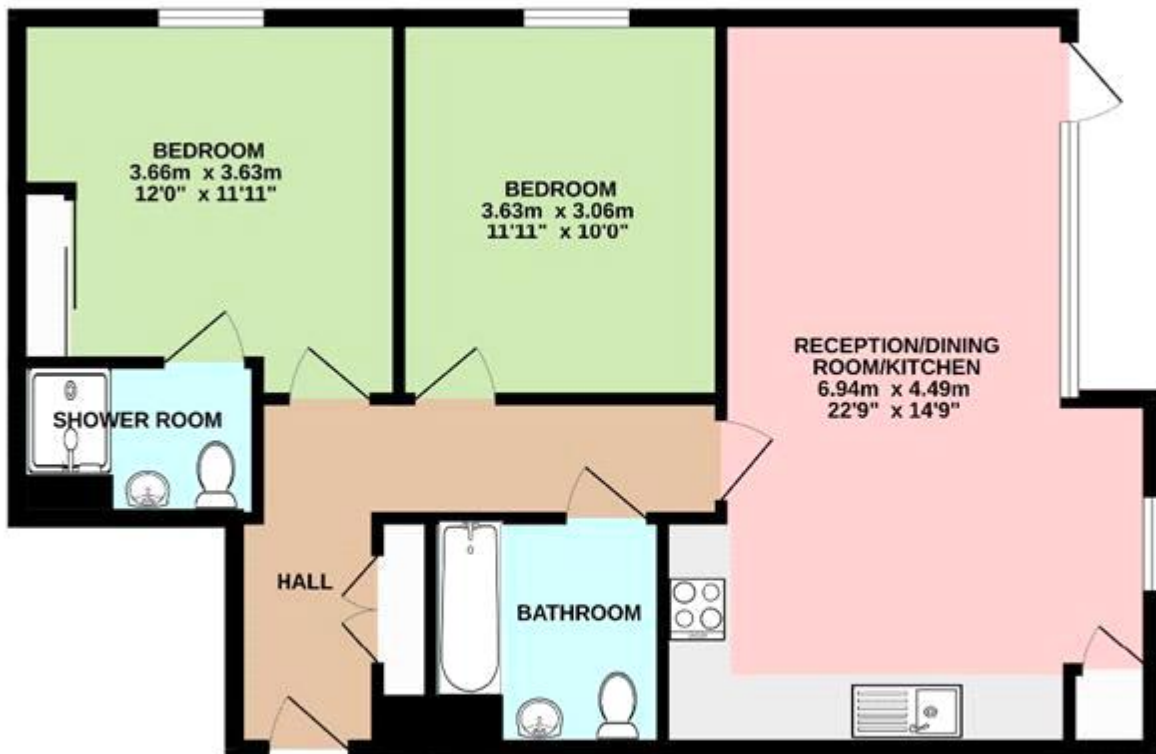
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and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

Tenure: Leasehold



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GROUND FLOOR
70.0 sq.m. (753 sq.ft.) approx.



TOTAL FLOOR AREA: 70.0 sq.m. (753 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 misstatement. 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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