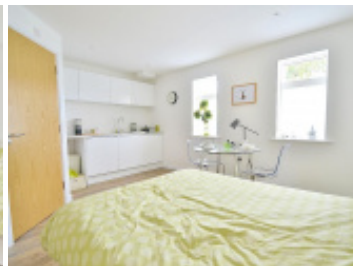
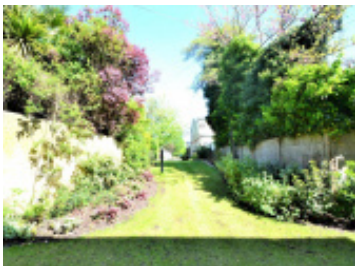


Primrose Street, Cambridge



Guide price £185,000



Key Features

- Investment Opportunity
- Prestigious Student Development
- Studio Apartment
- High Quality Finish
- Spacious and Airy Living Space
- Strong Rental Yields

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	83
England & Wales	EU Directive 2002/91/EC	

Full Description

Primrose Lodge

Primrose Lodge is a modern student development located just off of the well-served Victoria Road in Cambridge's West Chesterton area. In total there are 30 units in the block.

The building benefits from modern security including security phone and fob entry, along with CCTV and security lighting to ensure the upmost security to the tenants of the block. Internal secure bike and bin storage is provisioned to all primrose lodge apartments.

No parking is available to tenants owing to the city councils stance on students with cars, however there is a drop-off point provisioned to allow for moving in/out and visiting family.

Studio Area

An open plan modern residence with an elegant and sleek style. Fitted with high quality laminate flooring throughout and including a bright kitchen area which comprises an integrated microwave/oven, refrigerator with freezer box, washer/dryer and a 2 ring induction hob, seamlessly integrated into a matching range of eye and base level cabinets.

The studio area provides an expanse of space for a king size bed, along with a great deal of study space and a fitted wardrobe with mirrored doors.

Shower Room

A contemporary shower room finished to a high standard, including a walk-in shower unit, low level w/c and wash hand basin. Mirrored cabinet and shaver point included.

Communal Areas

The scheme provides an extensive range of communal amenities for it's residents, with a communal lounge the focal point of this, featuring; sofa seating, table and chairs and a communal television, creating a socialization hub for the student tenants.

Separately is a study room which features desks and chairs complimented by power and broadband points, alongside reading lamps. This provides a great study area away from the rest of the block.

There is also a large T-shaped rear garden shared between all tenants featuring a patio area, lawns and shrubbery borders.

The Fine Details

Local Authority: Cambridge City Council

Tenure: Leasehold

Lease Length: 250 Years commencing from the 1st January 2016

Service Charge: approx £893p/a

Ground Rent: £250 p/a

Lettings

Belvoir Cambridge also offer a professionally accredited property management and lettings service. If you are considering purchasing an investment property or looking to use our buy-to-let expertise to review your current portfolio, please call Belvoir Cambridge on 01223352225.

Belvoir Cambridge Disclaimer

Belvoir Cambridge Disclaimer - Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. All measurements quoted are approximate. These Particulars do not constitute a contract or part of a contract. Some images

BELVOIR!

Cambridge Office
1 Dover Street Cambridge Cambridgeshire CB1
1DY

used in this advertisement are computer generated images and viewing is recommended to appreciate the finalized building.

Call: 01223 352225

belvoir.co.uk/cambridge

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only. If there is any point, which is of particular importance to you, please obtain professional confirmation.

Primrose Street, Cambridge



Upper Ground Floor

