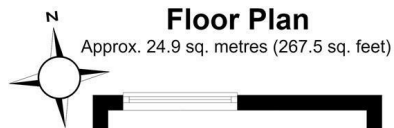




Flat 104 Mayflower House Manhattan Drive, Cambridge, CB4 1JT

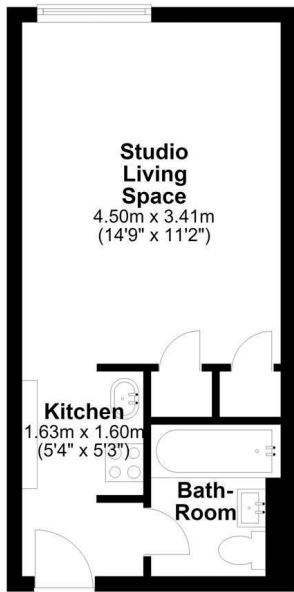
Guide price £150,000





Floor Plan

Approx. 24.9 sq. metres (267.5 sq. feet)



Total area: approx. 24.9 sq. metres (267.5 sq. feet)

- No chain
- Communal gardens and bicycle storage area
- Walking distance to the river
- Studio apartment in popular block

A first-floor studio apartment, requiring updating, offered with no onward chain, in a fantastic location within walking distance of both the river and the city centre.

Offering scope for modernisation and personalisation, this property represents an excellent opportunity for first-time buyers or investors alike.

The apartment has a well-designed layout that makes excellent use of the available space. The kitchen is fitted with an integrated hob and oven, with space for an under-counter fridge-freezer, along with a range of worktops and storage cupboards.

The bright and spacious studio room benefits from a large window providing plenty of natural light, while two built-in cupboards offer excellent storage. The bathroom is fitted with a bath with a shower over, a WC and a wash basin.

Residents benefit from parking within the development and an on-site laundrette.

Agents note: The property has a non-qualifying lease, so is not covered by the protection contained within the Building Safety Act 2022. We are advised by the managing agent that the building has been assessed and does not require an EWS1 or remedial works. Further details are available.

LEASE INFORMATION:

- 136 years remaining on lease
- Ground rent: £100 ground per annum
- Service charge: £2,820 per annum

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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		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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