



FLAT 8 NIDUS HOUSE, 16 ABBEY STREET, CAMBRIDGE

Carter Jonas

FLAT 8 NIDUS HOUSE, 16 ABBEY STREET, CAMBRIDGE, CB1 2QP

- Cambridge City Centre approx. 1.5 miles
- Cambridge Train Station approx. 2.0 miles
- Addenbrooke's Hospital approx. 3.2 miles

- No onward chain
- Communal rooftop balcony
- Open-plan kitchen/living space
- Large double bedroom
- Electric heating
- Superb level of finish throughout
- EPC rating C

Nidus House was built in 2017 by Barnyard Construction Ltd and is located just off Newmarket Road. There is a wide selection of nearby pubs, bars and coffee shops with further retail and leisure facilities at the nearby Grafton Shopping Centre and Anglia Ruskin University situated just half a mile away.

Accessed via a choice of lift or stairs, the apartment is a bright and inviting space. The main living room is of ample proportions with high quality oak engineered flooring and large floor to ceiling windows allowing for an ambience of natural sunlight within. The kitchen is finished to a high specification and features integrated appliances to include washing-machine, dishwasher, fridge-freezer, oven & hob. In addition to wall mounted electric radiators throughout, the property is also serviced by a filtered air system.

The main double bedroom benefits from integrated wardrobes, complete with floor to ceiling mirrored glass doors. In addition to this there is a large family bathroom inclusive of a hand wash basin, WC and shower over bath.

The property also enjoys access to a communal roof terrace, ideal for making the most of the summer evening sunshine, along with access to a secure, resident's only bicycle storage facility located on the ground floor.

AGENTS NOTE: The property is currently tenanted until June 2022. The above photos show it vacant, prior to commencement of the current tenancy.

A WELL-APPOINTED ONE-BEDROOM APARTMENT IN A CENTRAL CITY LOCATION AND WITHIN WALKING DISTANCE OF NEARBY AMENITIES AND GREEN SPACES.



ADDITIONAL INFORMATION:

TENURE: Leasehold – 99 years from 2016

SERVICE CHARGE: Approximately £1,400 per annum

GROUND RENT: Approximately £200 per annum

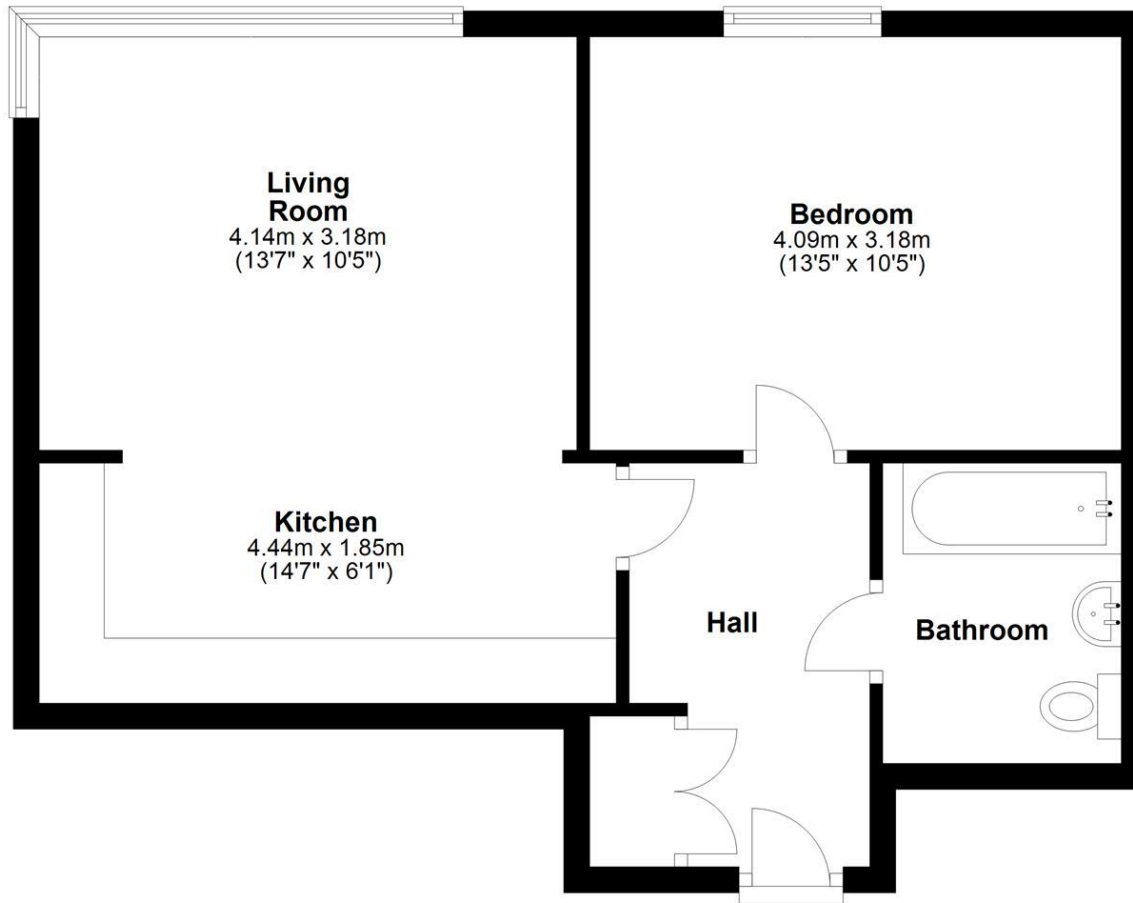
MAINS SERVICES: Water, electricity & drainage

COUNCIL TAX: Band B

VIEWINGS: Strictly by appointment with the selling agents Carter Jonas 01223 472011



Second Floor



Approx. gross internal floor area 47 sqm (500 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Classification L2 - Business Data