

OUTSIDE Brick shed, external door to communal hallway, stairs to all floors.

ENTRANCE HALLWAY Double radiator, built in storage cupboard.

BEDROOM TWO 11' 0" x 7' 10" (3.35m x 2.39m) Double glazed window to front aspect, single radiator, built in cupboards, laminate wood flooring.



BEDROOM ONE 11' 11" x 10' 3" (3.63m x 3.12m) Double glazed window to side aspect, radiator, built in cupboards.

BATHROOM Double glazed window to side aspect, re-fitted modern suite comprising panel enclosed bath, low level w.c., pedestal wash hand basin, part tiled walls, tall radiator.

LOUNGE/DINER 15' 2" x 11' 7" (4.62m x 3.53m) Double glazed window to rear aspect, double glazed door to balcony, double radiator.



KITCHEN 11' 6" x 6' 2" (3.51m x 1.88m) Double glazed window to side aspect, modern range of base units with worksurfaces over, inset sink unit, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space for gas cooker, space for fridge/freezer, built in storage cupboard, additional built in cupboard housing gas combination boiler, tiled floor.

BALCONY 13' 0" x 5' 4" (3.96m x 1.63m) Offering views over greenery, tiled floor.



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46 Edgecombe, Cambridge, CB4 2LW

£240,000 Leasehold

An extremely well presented apartment in Edgecombe, that has had a refitted kitchen, refitted bathroom, and a private balcony that overlooks greenery to the rear. The property is about a fifteen minute cycle ride from the centre of Cambridge and has plenty of shops and regular bus routes nearby.

