

ENTRANCE HALLWAY External door, built in airing cupboard housing hot water cylinder, loft access.

WALK IN CUPBOARD 6' 11" x 4' 11" (2.11m x 1.5m)

BEDROOM ONE 14' 6" x 9' 6" (4.42m x 2.9m) Double glazed window to rear aspect, inset spot lights, double radiator.

BEDROOM TWO 13' 4" x 9' 6" (4.06m x 2.9m) Double glazed window to side aspect, radiator.

BATHROOM Two obscured double glazed windows to front aspect, re-fitted modern suite comprising low level w.c, pedestal wash hand basin, panel enclosed bath, wall mounted electric shower over, part tiled walls, heated towel rail, tiled flooring.

LOUNGE/DINER 18' 3" x 13' 8" (5.56m x 4.17m) Double glazed window to rear aspect, radiator, inset spot lights, archway opening into kitchen.

KITCHEN 13' 7" x 6' 10" (4.14m x 2.08m) Double glazed window to front aspect, range of matching base and wall mounted units with worksurfaces over, inset sink unit, space and plumbing for gas cooker, extractor fan above, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, breakfast bar, wall mounted gas boiler, tiled floor.

OUTSIDE There is a large, well established communal garden in addition to a private outside brick shed, which offers ample storage for bicycles, communal bin store and communal off-road parking located nearby.

LEASE INFORMATION Cambridge City Council are the Freeholders and granted a lease of 125 years in November 1990.

The service charges in 2018/2019 were £544.96.





Ground Floor



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90 Molewood Close, Cambridge,
CB4 3SS

£245,000 Leasehold

A spacious top floor apartment located just over two miles from the city centre with communal gardens, ideally placed for Cambridge North Station, the Science Parks, the A11/M11 and a wide range of shops and supermarkets. Comprises two bedrooms, modern bathroom suite, lounge/diner and kitchen.



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