



TAMARA HOUSE, QUEEN EDITHS WAY
Cambridge

Carter Jonas

TAMARA HOUSE QUEEN EDITHS WAY CAMBRIDGE, CB1 7PL

- Cambridge City Centre – approx. 1.8 miles
- Cambridge Railway Station – approx. 1.5 miles
- Addenbrookes Hospital – approx. 0.4 miles

· 2 Bedrooms · 1 Reception room · 2 Bathrooms ·
Balcony & private terraces · Residents' parking & bicycle
store · Communal grounds · Share of freehold · EPC
rating C

DESCRIPTION

A small development of art deco style apartments situated on the corner of Queen Edith's Way and Fendon Road just under two miles from Cambridge City Centre with a regular bus service from Addenbrookes Hospital.

The apartment is located on the ground floor accessed via a secure telephone entry system. Upon entering the apartment, the entrance hall provides access to the open-plan living room with balcony, kitchen with integrated appliances, two double bedrooms, principal bedroom with en-suite shower room and further bathroom.

The apartment has the added benefit for two small private terraces either side.

OUTSIDE

To the outside are are delightful communal gardens, residents' parking and bicycle store.

TWO BEDROOM, TWO-BATHROOM GROUND FLOOR ART DECO STYLE APARTMENT BENEFITING FROM A SHARE OF FREEHOLD, BALCONY AND TERRACES, COMMUNAL GARDENS, SECURE PARKING AND BICYCLE STORE SITUATED WITHIN WALKING DISTANCE TO ADDENBROOKES HOSPITAL



LOCATION

Situated to the south side of the city, close to Addenbrookes Hospital and the Cambridge Biomedical Campus, also providing easy access to M11 motorway, linking with the major road networks.

ADDITIONAL INFORMATION

Tenure: Leasehold with share of freehold - 125 years from January 2005

Service Charge: £2,948.00 per annum

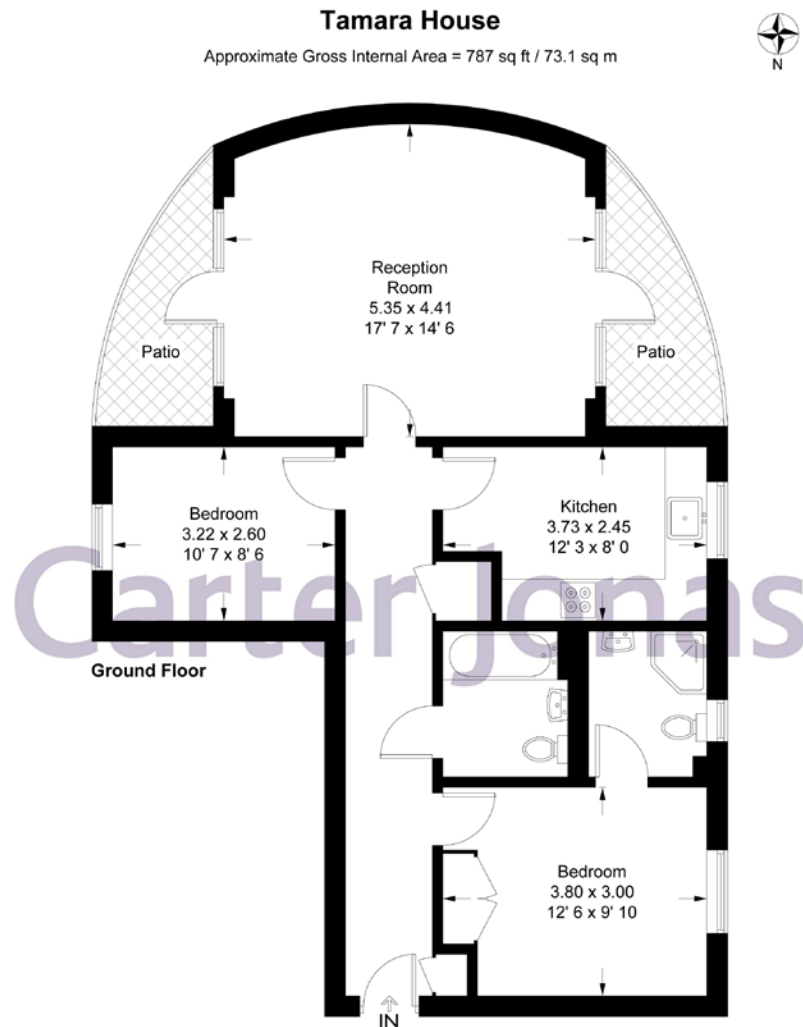
Services: All mains services are connected.

Local Authority: Cambridge City Council

Council Tax Band: Band E

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	78
(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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