

- Offered for sale chain free
- Two-bedroom top-floor apartment
- Approximately 610.8 sq ft / 56.7 sq m
- Bright open-plan kitchen/living/dining room
- Two private balconies
- Access to substantial communal roof terrace
- Secure communal entrance and lift access
- Excellent location close to Cambridge city centre
- Strong potential as a buy-to-let investment

16 Abbey Street
Cambridge CB1 2QP
Guide Price £330,000



Nidus House occupies a highly convenient position on Abbey Street, just off Newmarket Road and within easy reach of Cambridge city centre. The property is particularly well placed for access to the city's shops, restaurants, cafés and cultural attractions, whilst the River Cam, Midsummer Common and green spaces along the riverside are all within walking distance.

Cambridge railway station, Addenbrooke's Hospital, the universities and many of the city's major employment centres can be readily accessed by bicycle or public transport, whilst Newmarket Road provides excellent road links towards the A14 and surrounding villages.

The immediate area also benefits from a wide range of everyday amenities, including supermarkets, independent shops, gyms and restaurants, making this an attractive location for both owner occupiers and the rental market.

Offered for sale chain free, this bright and well-presented two-bedroom top-floor apartment forms part of the modern Nidus House development, constructed in 2016.

The apartment extends to approximately 56.7 sq m (610.8 sq ft) and is accessed via a secure communal entrance, with both staircase and lift providing access to the upper floors. The accommodation is particularly light, with large windows throughout providing attractive elevated views across the surrounding area.

A central entrance hall provides access to all principal rooms. The main living space combines the kitchen, dining and sitting areas into an impressive open-plan room measuring approximately 5.76m x 3.56m. Large windows provide plenty of natural light, whilst the contemporary fitted kitchen offers a range of wall and base units together with integrated cooking facilities and further appliance space.

There are two bedrooms, with the principal bedroom measuring approximately 3.62m x 3.05m and benefitting from direct access onto a private balcony. Bedroom two provides an excellent second bedroom, home office or guest room.

The bathroom is finished in a contemporary style and includes a bath with shower over, wash hand basin, WC and heated towel rail.

One of the particularly appealing features of the property is the outside space, with two private balconies in addition to access to a substantial communal roof terrace, providing an unusual amount of external space for a centrally located apartment.

The development also benefits from secure communal areas and resident bicycle/bin storage.

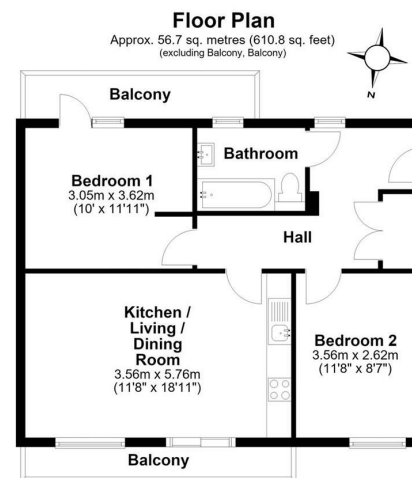
With its city location, two-bedroom layout and proximity to Cambridge's major employment and education centres, the property should also appeal strongly to landlords and investors. Rental demand for well-presented modern apartments in this part of Cambridge remains consistently strong, with the potential rental return and gross yield sitting at 5.7%

For all your property sales and lettings needs, please contact Radcliffe & Rust Estate Agents on 01223 307898 or email info@radcliffeandrust.co.uk.

Agent notes

Tenure: Leasehold
Lease Length: 125 Years from 1st June 2015
Ground Rent: £200

Service Charge: £2916 - approx.
Council Tax Band: C
Estimated Rental: £1,560 with an annual ROI of: 5.7%



Total area: approx. 56.7 sq. metres (610.8 sq. feet)
For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

