



**28 Primrose Lodge Primrose Street, Cambridge, Cambridgeshire,
CB4 3EH**

£188,000

Are YOU Looking For YOUR Next INVESTMENT OPPORTUNITY? Then Look No Further! Here We Have a Fantastic Opportunity To Expand Your Investment Portfolio To Include A Third Floor Studio In A Purpose Built STUDENT Development Situated Within WALKING DISTANCE To The City Centre. With A Tenant Currently In Situ Until Mid-September You Would Be Achieving A STRONG Yield. The Studio And Estate Have Been Maintained To An EXCEPTIONAL Standard Since It Was Built In 2016.

Primrose Lodge Is a Purpose Built Student Development Which Has Been Benefiting The Students Of Anglia Ruskin University And University Of Cambridge Since 2016. The Development Is Exclusively For Students Of These Universities. There Is No Parking On Site As There Is An Internal Bike Store To Encourage Students To Cycle Or Walk However There Is Short Stay Parking Available Nearby. There Is A Secure Phone Entry System To The Development And Internal Post Boxes For Safe Delivery Of Mail. There Is Also CCTV And Security Lighting. There Is A Dedicated Communal Area For The Students To Socialise In And There Is Also A Separate Study Room With Desk And Sofas For Comfort. To The Rear Of The Building Is A Communal Courtyard For The Student To Enjoy In The Summer And There Is Also A Communal Bin Store. The Whole Development Is Managed By Saint Andrews Bureau's Estate Management Team So It Couldn't Be In Better Hands.

The Tenant Currently In Situ Is In An Assured Shorthold Tenancy Agreement Until Middle Of September 2019. Studios In The Development Are Achieving In Excess Of £800 PCM. Please Contact The Office For Full Details On Rental Yield.

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Open Plan Lounge/Kitchen/Bedroom

The Open Plan Room Consists Of Plenty Of Space To Fit In A Bedroom, Lounge And Study Area. The Room Comprises A Double Fitted Wardrobe With Shelving Unit And Rail Inside, Double Sofa, Double Bed With Side Table And Lamp, Double Mattress, Tall Set Of Drawers, TV Unit, Desk With Lamp, Desk Chair, TV, Shelving Unit, TV Connection, Wireless Router And Roller Blind. Through The Arch Way Into The Kitchen The Room Comprises A Row Of Wall And Base High Gloss Units Housing An Integrated Fridge Freezer, Washer Dryer And 2 Ring Electric Hob, A Stand Alone Microwave, Stainless Steel Sink, Four Dining Chairs And Dining Table, Kettle, Wall Mounted Hoover And Sky Light With Fitted Velux Blind. The Room Is Finished To A High Standard And All Items Are In Very Good Order.

Shower Room

Located Off The Kitchen Area, The Shower Room Comprises Of A Walk In Shower Cubicle With Mains Fed Shower, Wash Basin Mounted In Vanity Unit, Toilet Backing Onto Base Units, Wall Mounted Heated Towel Rail, Wall Mounted Cupboard With Mirror, Shaver Point, A Row Of High Gloss Base Units And A Skylight With Fitted Velux Blind. The Room Is Finished To A High Standard And All Items Are In Very Good Order.

Additional Information

TENURE - Leasehold, 247 years remaining. Ground rent is £250 per annum. Service charge is currently set at £767.06 for 2019.

POSTCODE - CB4 3EH

EPC - Band B (full certificate available on request).

COUNCIL TAX - Students can apply for exemption of council tax.

SERVICES - Mains electricity water and drainage services are believed to be connected to the property. Electric underfloor heating.

LOCAL AUTHORITY - Cambridge City Council.

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale.

VIEWINGS - Strictly through the vendors selling agents Cambridge office on 01223 352170.

Disclaimer

These sale particulars do not constitute, nor constitute any part of an offer or contract. We have not carried out a structural survey nor tested any of the mains services, appliances or specific fittings.

SECOND FLOOR



APARTMENT 28

267ft² 24.8m²

Overall areas, specifications and layouts may vary and are indicative only.