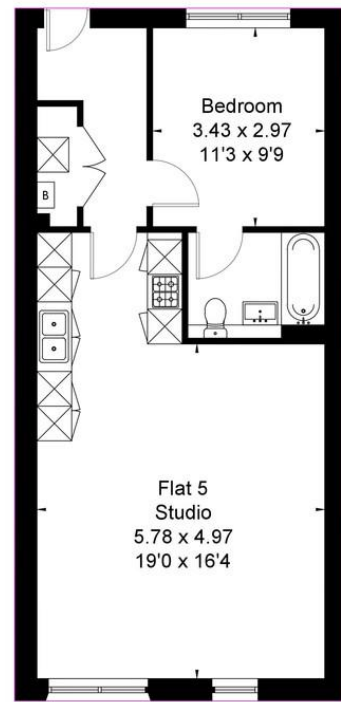


Approximate Floor Area = 55.9 sq m / 602 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 233612

- Brand New Ground Floor Flat
- Open Plan Lounge & Kitchen
- Double Bedroom
- Bathroom
- Bin & Bike Store
- Private Garden
- Parking Space
- Help To Buy Available
- Ideal Buy To Let Investments



MILTON ROAD, CAMBRIDGE

1 1 1 EPC

STAMP DUTY EXEMPT Brand new ground floor flat, open plan lounge/dining room, double bedroom & private garden. Superbly located within short walking distance of Cambridge Science Park, Business Park & Cambridge North train station.

GUIDE PRICE
£290,000

Royston
01763 750000

42 High Street, Royston, Hertfordshire, SG8 9AG

facebook.com/ensumbrown
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER WE, NEIL WISE LTD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



MILTON ROAD, CAMBRIDGE

GUIDE PRICE
£290,000

VIEWINGS ARE PERMITTED DURING NOVEMBER LOCKDOWN, CLICK FOR DETAILS. *STAMP DUTY EXEMPT* Brand new ground floor flat, open plan lounge/dining room, double bedroom & private garden. Superbly located within short walking distance of Cambridge Science Park, Business Park & Cambridge North train station.

60% OF DEVELOPMENT NOW SOLD!

APARTMENT 5

Apartment 5 is located on the ground floor, to the front and right, of the development. Accommodation includes an open plan lounge/dining room and bedroom. The kitchen area comes with a range of integrated appliances including oven, hob, dishwasher and fridge/freezer. There is also an entrance hall with a three piece bathroom off. This apartment is 1 of only 3 that has its own enclosed private garden and also with an allocated parking space at the front of the development.

LOVELL LODGE - THE DEVELOPMENT

'Ensum Brown New Homes' are delighted to offer for sale apartments in the newly constructed 'Lovell Lodge'. This range of 14 studios, 1 and 2 bedrooms apartments are available from January 2020. Located on Milton Road in Cambridge, ideally located close to major road networks, the improved A14 and M11, close to Cambridge Science Park with guided busway stop, within a short walk of Cambridge North railway station and within an easy cycle or bus ride to Cambridge City Centre.

This individual building is a one off modern architectural design that has been completed to a high specification throughout and with a high level of security. Several of the apartments have generous gardens and others with balconies or terraces. Some features include high specification kitchen by 'Schuller' which includes integrated appliances, being pre-wired for ultra fast broadband with speeds up to 1GBs, highly efficient and environmentally friendly boilers providing hot water and heating, high levels of heat and sound insulation throughout and high performance windows and doors. Parking is either allocated or of ease nearby for residents or visitors.

These apartments represent an ideal first purchase or buy to let investment opportunity, with yields expected to be in the region of 5%. The selling agents, who offer a full management service, are also including a FREE 6 months full management service for any investment buyers. The 'Help To Buy' scheme is available to all those that qualify.

All apartments come with a new 125 year lease and communal facilities include bin and cycle stores.

APARTMENTS SCHEDULE

APARTMENT 1 - £295,000. 51 SQ METRES, 551 SQ FT. GROUND FLOOR, 1 BEDROOM, FEATURES PRIVATE GARDEN & ALLOCATED PARKING. RENTAL ESTIMATE £1350 PCM (5.5% YIELD) - SOLD

APARTMENT 2 - £295,000. 52 SQ METRES, 560 SQ FT. GROUND FLOOR, 1 BEDROOM, FEATURES PRIVATE GARDEN & ALLOCATED PARKING. RENTAL ESTIMATE £1350 PCM (5.5% YIELD)

APARTMENT 3 - £290,000. 58 SQ METRES, 627 SQ FT. GROUND FLOOR, 1 BEDROOM. RENTAL ESTIMATE £1300 PCM (5.4% YIELD)

APARTMENT 4 - £235,000. 44 SQ METRES, 477 SQ FT. GROUND FLOOR, STUDIO. RENTAL ESTIMATE £1000 PCM (4.8% YIELD) - SOLD

APARTMENT 5 - £290,000. 56 SQ METRES, 602 SQ FT. GROUND FLOOR, 1 BEDROOM, FEATURES PRIVATE GARDEN & ALLOCATED PARKING. RENTAL ESTIMATE £1300 PCM (5.4% YIELD)

APARTMENT 6 - £235,000. 42 SQ METRES, 448 SQ FT. FIRST FLOOR, STUDIO. FEATURES A BALCONY. RENTAL ESTIMATE £975 PCM (5% YIELD) - SOLD

APARTMENT 7 - £215,000. 36 SQ METRES, 354 SQ FT. FIRST FLOOR, STUDIO. FEATURES A BALCONY. RENTAL ESTIMATE £900 PCM (5% YIELD) - SOLD

APARTMENT 8 - £215,000. 36 SQ METRES, 354 SQ FT. FIRST FLOOR, STUDIO. FEATURES A BALCONY. RENTAL ESTIMATE £900 PCM (5% YIELD) - SOLD

APARTMENT 9 - £325,000. 56 SQ METRES, 605 SQ FT. FIRST FLOOR, 1 BEDROOM. RENTAL ESTIMATE £1300 PCM (4.8% YIELD) - SOLD

APARTMENT 10 - £220,000. 37 SQ METRES, 402 SQ FT. FIRST FLOOR, STUDIO. RENTAL ESTIMATE £950 PCM (5.2% YIELD) - SOLD

APARTMENT 11 - £220,000. 37 SQ METRES, 407 SQ FT. FIRST FLOOR, STUDIO. RENTAL ESTIMATE £950 PCM (5.2% YIELD) - SOLD

APARTMENT 12 - £300,000. 53 SQ METRES, 570 SQ FT. FIRST FLOOR, 1 BEDROOM. RENTAL ESTIMATE £1200 PCM (4.8% YIELD) - SOLD

APARTMENT 13 - £450,000. 98 SQ METRES, 1050 SQ FT. SECOND FLOOR, 2 BEDROOM, FEATURES TWO TERRACES & ALLOCATED PARKING. RENTAL ESTIMATE £1600 PCM (3.3% YIELD)

APARTMENT 14 - £325,000. 58 SQ METRES, 619 SQ FT. SECOND FLOOR, 1 BEDROOM. FEATURES A TERRACE. RENTAL ESTIMATE £1300 PCM (4.8% YIELD) - SOLD

