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## ALPHA ROAD, CAMBRIDGE

### GUIDE PRICE £225,000 Leasehold

**SSTC**

This is an exciting opportunity to acquire a property in a quiet yet convenient location, close to amenities, with pleasant riverside walks and easy access to the city centre on foot or bicycle.

Alpha Road forms part of a highly regarded and much sought-after area near central residential area situated just 0.2 miles north of the River Cam and Jesus Green. This is an exciting opportunity to acquire a property in a quiet yet convenient location, close to amenities, with pleasant riverside walks and easy access to the city centre on foot or bicycle.

Situated on the top floor of a converted Victorian house, this one bedroom apartment offers excellent value for city centre living. The kitchen has a range of wall and base units, free standing cooker with electric hob and extractor over, tiled splash backs, work tops and space for a fridge/freezer. The bathroom comprises bathtub with shower screen, washbasin, separate shower cubicle and WC. Living area with window to rear aspect. Bedroom with window to front aspect.

Outside there is on street permit parking. To the rear is a sizeable enclosed communal garden which is laid to lawn. There are also a number of bike rails for residents to use.

165 years left on Lease

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

Tenure: Leasehold



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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.