


## 1 bed apartment to buy in CB4

Primrose Street, Cambridge,
Cambridgeshire, CB4 3EH

# £120,000 Starting Bid

x 1 x 1 x 1

Tenure

**Leasehold**

On Street parking

## Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- Studio Apartment
- Investment Opportunity
- EPC Rating C

## Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Underfloor Heating
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTP (fibre to the premises)
- Mobile signal: Good

### Arrange a viewing

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Branch Manager
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- Flexible viewing slots
- Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A generously proportioned and thoughtfully designed first-floor studio apartment enjoying a sunny outlook, set within this prestigious purpose-built student development comprising a small block of exclusive apartments for full-time students. The property represents an excellent investment opportunity, offering secure and dependable rental income.

Primrose Lodge is a well-established and highly regarded student complex made up of spacious, individually owned apartments. The building benefits from excellent security features including CCTV surveillance and a secure entry-phone system. Residents also enjoy secure indoor bicycle storage, a communal bin store, landscaped gardens, a comfortable residents' lounge, and a dedicated shared study area.

Occupying a convenient position at the end of Primrose Street, the development is within easy reach of the city centre and nearby colleges, making it particularly attractive to students.

The accommodation comprises a bright and spacious bed-sitting room with a large window allowing for plenty of natural light, along with a built-in double wardrobe featuring mirrored sliding doors. The modern kitchen area is well appointed with ample storage units, an integrated fridge/freezer, washer/dryer, microwave combination oven, and electric hob. The particularly generous shower room is fitted with a contemporary three-piece suite including a shower cubicle, WC, and wash hand basin.

The apartment is currently let until September 2027 at £1,200 per calendar month, providing immediate and reliable rental income.

EPC rating: B. Tenure: Leasehold, Known building safety issues or planned/required works: None at the time of listing. Planning permissions: None at the time of listing.

Kitchen Area

Kitchen area comprises integrated Microwave oven, fridge freezer, washer dryer, 2 ring induction hob and storage units.

Bedroom Area

Bedroom area comprises double bed, mattress and mattress cover, fitted wardrobes providing ample storage with mirror and TV point.

Shower Room

The Shower room comprises a walk in shower unit, wash hand basin and low level WC, Heated towel rail. Alongside a wall mounted unit with mirror and shaver point.

Communal Room

Communal lounge room is shared with all apartments and hosts sofa, table and chairs creating an ideal social area.

Communal Garden

Area to the rear of the property provides an enclosed area to study or socialise.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

Auctioneers Additional Comments

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

Auctioneers Additional Comments

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 240

Annual Ground Rent Amount: £400.00

Annual Service Charge Amount: £1,385.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Underfloor Heating

Electric: National Grid

Water: Direct mains water

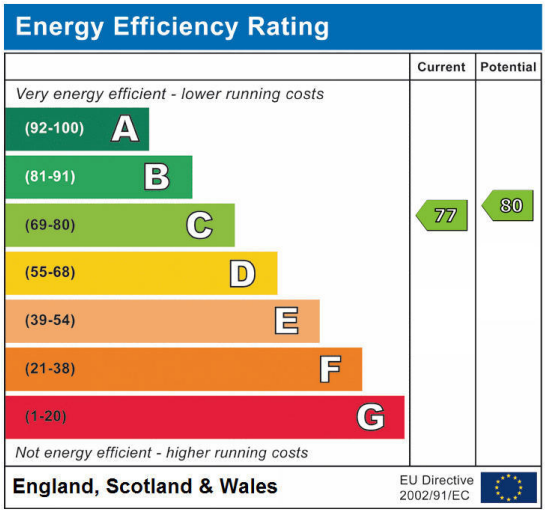
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good






Primrose Street, Cambridge, Cambridgeshire, CB4 3EH

Contact your local branch today for more information on this property:

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