



**Eagle Street
Cambridge
CB1**

Offers in Excess of £410,000

bettermove

Eagle Street Cambridge

Bettermove are proud to present this 2 bedroom apartment in Cambridge, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, underfloor and electric heating throughout, with secure underground parking available, complete with EV charging.

The council tax band is D.

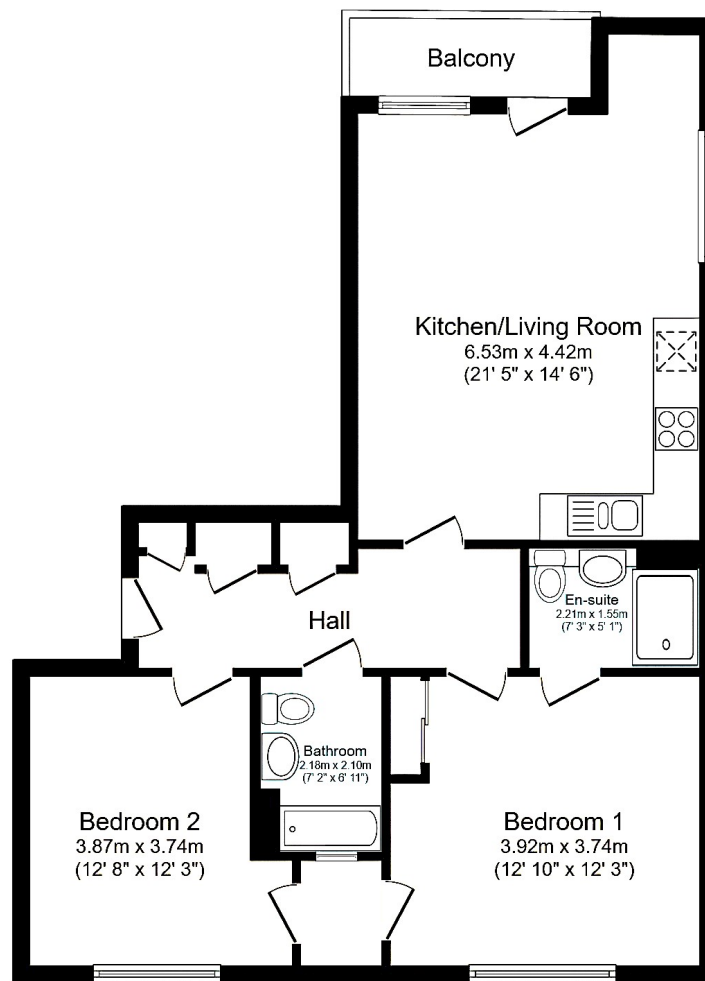
This is a leasehold property with 236 years remaining on the lease; the service charge is £3,000.00 per annum.

The interior of this beautifully presented, second floor property comprises a spacious, open-plan living/kitchen area, and two double bedrooms, with the master bedroom benefitting from a private en-suite, alongside a family bathroom. The property further benefits from lift access to all floors, and a private balcony, perfect for enjoying the summer months.

Located in the popular city of Cambridge, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Cambridge train station, a variety of local bus routes, and quick access to the M11.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Total floor area 71.3 sq.m. (767 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A	92	92
(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, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
 t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk

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