



**20 The Sayle Building Austin Drive  
Cambridge, Cambridgeshire CB2 9BB  
Guide price £315,000**



## 20 The Sayle Building Austin Drive, Cambridge, Cambridgeshire CB2 9BB

\*\*\*No Onward Chain\*\*\* Morris Armitage are delighted to offer for sale this beautifully presented, well maintained and south facing modern top floor apartment located within this award winning Adobe Development, situated on the internal side of the building and offering a nice private balcony setting. Located within moments of Addenbrookes, M11, Park & Ride and Cambridge City Centre. Proposed planning for Cambridge South Railway Station close by.

Accommodation in brief comprises entrance hall, open plan lounge/diner/kitchen with solid oak flooring and underfloor sound proofing, bedroom, family bathroom and utility cupboard. Gas fired central heating and double glazing throughout. Council Tax Band B.

Externally there are well managed communal grounds with play area, an allocated parking position for the property and visitor parking spaces.

Ideal for Medical professionals.

Offered for sale with no onward chain, viewing is strongly recommended. To view, please call and ask for one of the Sales Team.

### Accommodation Details

#### Entrance Hall

Hallway with radiator and doors leading to all rooms. Oak flooring with underfloor sound proofing throughout.

#### Open Plan Kitchen/Living Area 23'7" x 11'3" (7.20m x 3.45)

Radiator, glazed patio doors and windows to the rear, fitted with new wooden white shutters and window to front aspect. Range of eye and base level units with integrated appliances, electric hob with extractor fan, one and a half stainless steel sink with drainer and cupboard housing gas boiler

#### Bedroom 12'1" x 10'9" (3.70m x 3.30m)

Fitted wardrobes, windows to rear aspect with new wooden white shutters.

#### Bathroom

Suite comprising of panel sided bath with shower over, low level WC, wash hand basin, extractor fan and tiled walls and floor.

#### Utility Cupboard

Dry storage, plumbing for washing machine and power outlets.

#### Balcony

Timber and metal construction, offering private views to the rear of the development, away from the road.

### Externally

Well managed and maintained communal areas with play park, one allocated parking and visitor parking.

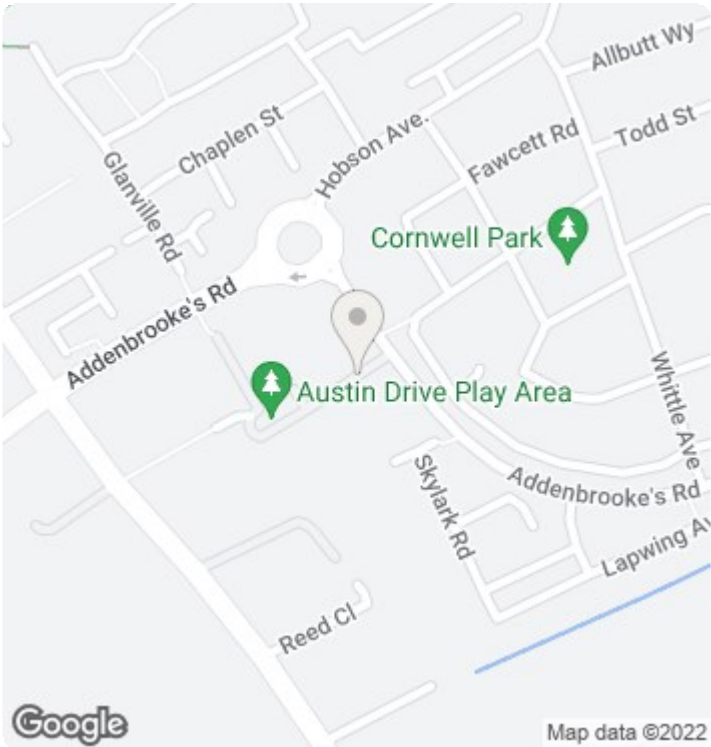
### Agents Notes

There are 92 years remaining on the lease as of May 2022.  
Service charge is £1,234.45. per annum,

We have been advised the property can be rented out for £1400 pcm.



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	87	87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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