

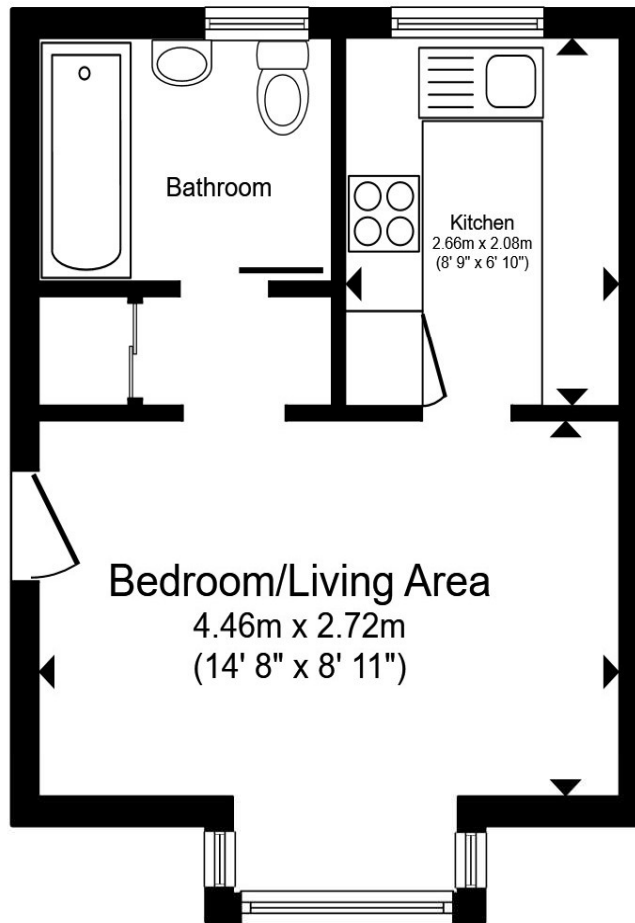


**86 Lucerne Close, Cambridge, CB1 9SA**

## welcome to Lucerne Close, Cambridge

An ideal first purchase or buy-to-let investment, this well-maintained top floor studio apartment is set in a pleasant cul-de-sac within a popular residential area on the south side of Cambridge.





- Accommodation -
- Communal Entrance Hall
- Bed/Sitting Room
- Dressing Area
- Bathroom
- Kitchen
- Outside

Total floor area 25.9 m<sup>2</sup> (279 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## welcome to Lucerne Close, Cambridge

- Top Floor Studio Apartment
- Open Plan Bed/Sitting Room
- Separate Dressing Room
- Communal Grounds and Resident Parking
- Pleasant cul-de-sac Position

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1970.00

Ground Rent: 60.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000



Please note the marker reflects the postcode not the actual property

**view this property online** [sequencehome.co.uk/Property/WIL100090](https://www.sequencehome.co.uk/Property/WIL100090)



Property Ref:  
WIL100090 - 0003

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