



"The Old Tea Sheds"

70 & 72 Abbey Road, Cambridge CB5 8HQ



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ABOUT THE DEVELOPER

Beechwood Estates & Developments is a Cambridge-based development company which has been trading in the property sector since 1988. The company now has a substantial property investment portfolio with funding streams available for new sole or partnership projects.

The company's mission is to carry out new build or refurbishment projects which give an excellent return on the initial investment. During the last 20 years Beechwood has created an impressive portfolio across the residential and commercial sectors.

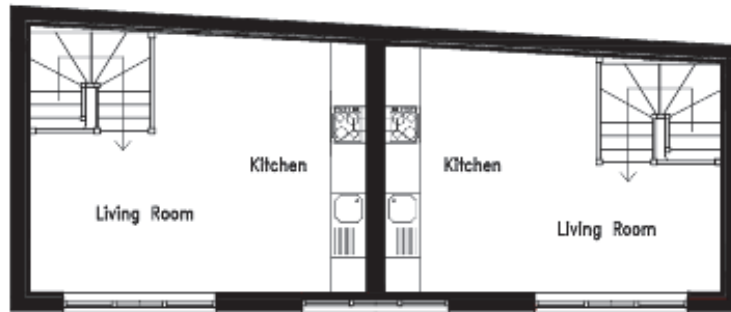
LOCATION

Abbey Road forms part of the popular Riverside area within walking or cycling distance of the City Centre, Grafton Centre, Midsummer Common and Stourbridge Common. The railway station is 10 minutes away by car if you need to travel further afield. The properties are ideally situated with excellent access to a variety of shops, restaurants and all aspects of "City life".

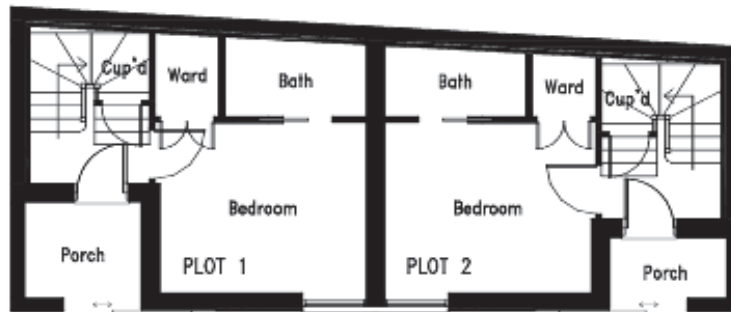
YOUR HOME

These delightful former "Tea Sheds" have been fully converted to provide high specification modern living accommodation in this convenient location. The scheme comprises 2 semi-detached houses, each offering circa 500 sq.ft of accommodation with double bedroom and en-suite bathroom to the ground floor and open-plan living / kitchen to the first floor. These unique houses provide an excellent alternative to apartments, with the added benefit of freehold tenure, and no hidden service charges, these properties are ideal for investment or City living alike!





First Floor



Ground Floor



SPECIFICATION

The properties will be fitted and finished to a high standard throughout, and are to include:-

CONSTRUCTION

- * Conversion and upgrade of existing brick construction
- * Concrete insulated floors to ground floor timber joists to first floor
- * Repointing of existing brickwork, traditional Cambridge brick
- * Roof, reclaimed peg tiles where possible

FLOORS

- * Engineered wood flooring to kitchen and living areas
- * Carpet to stairs and bedrooms
- * Ceramic floor tiles to bathrooms

KITCHENS

- * Stylish modern kitchens featuring high gloss doors with soft close mechanism
- * Glass splashbacks
- * A-rated appliances
- * Stainless steel multi-function oven
- * Integrated fridge freezer and dishwasher
- * Stainless steel sink with chrome mixer tap

BATHROOMS

- * Contemporary white sanitary ware
- * Full tiling to shower
- * Heated chrome towel rails
- * Ceramic floor and wall tiles

DECORATIVE FINISHES

- * White woodwork throughout
- * Square cut architraves and skirting boards
- * Walls painted in natural emulsion
- * Smooth ceilings throughout finished in white emulsion

ELECTRICAL

- * White switches
- * Wall lights to living / dining room and kitchen
- * Pendant lights to bedroom and landing
- * TV points to living room and bedroom
- * BT points to living room and bedroom
- * Mains supply smoke / heat detectors

EXTERNAL FINISHES

- * Paved where possible
- * Lighting to front of property

TENURE & WARRANTY

The properties are to be sold on a freehold basis.

There will be an architects certificate available on completion.

RENTAL

If you would like to discuss the rental valuation on these properties, or for further information on the services we offer please contact our Lettings Department on 01223 227895.



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