

## FLAT 13, 1 NEWNHAM CROFT STREET, NEWNHAM



- Address:** Flat 13, 1 Newnham Croft Street, Newnham, Cambridge, CB3 9HR
- Location:** In a small courtyard at a development to the rear of the Co-Op store in the village of Newnham.
- Type:** A ground floor studio apartment.
- Construction:** Believed to date from the late 1970's/1980's, the property is of brick cavity construction beneath a pitched slate roof.
- Accommodation:** The flat is accessed directly off the central courtyard.
- Kitchen (2.2m x 2.5m) with a range of MDF base & wall units, stainless steel sink; Living/Bedroom (4.4m x 4.4m) with (interbay) fitted carpet; Lobby with airing cupboard housing water cylinder; Shower Room white WC, wash hand basin, shower cubicle.
- The gross internal area of the property is 34m<sup>2</sup>.
- Outside:** There is a shared yard, bin/cycle store area. It is believed the property does not benefit from allocated parking spaces.