

# Residential Investment Opportunity

55 Roseford Road, Cambridge  
CB4 2HA

Guide Price: £1,500,000

- Superbly located residential investment opportunity
- High specification development
- Five modern two bedroom apartments
- Potential to generate income of up to £84,000 pa

**Carter Jonas**



## LOCATION

Roseford Road is a desirable residential area located just off Histon Road within close proximity to the city centre, the world renowned Cambridge Science Park and Cambridge North train station. In addition to this, the A14 is within a few minutes' drive and links to many major commuter routes including the M11 and the A1M.

## DESCRIPTION

A superbly located residential investment opportunity comprising five modern two bedroom apartments with potential to generate an annual rental income of £84,000p/a.

## TENURE

The apartments are currently tenanted. Lease details to be provided on request. Our client would consider a sale with vacant possession.

## VIEWING

Strictly by appointment with agents.

## FLOORPLANS

Available on request

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## PLANNING

The property operates as 'C3' of the Town and Country Planning (Use Classes) Order 1987 (as amended).

## EPC

The flats range from C-B ratings. Certificates can be provided on request.

## ANTI-MONEY LAUNDERING

In order to comply with current anti-money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

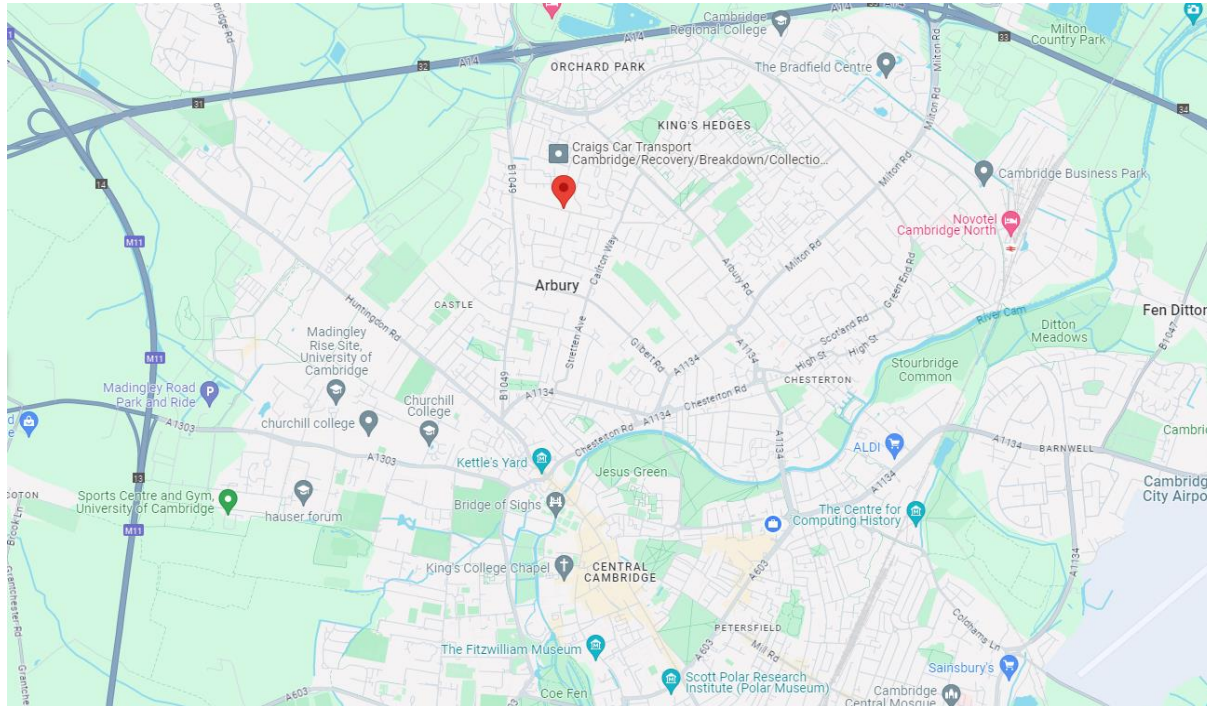
## ACCOMMODATION

| No.   | Floor | Sq Ft | Rent PCM |
|-------|-------|-------|----------|
| 55a   |       | 479   | £1,288   |
| 1     |       | 791   | £1,550   |
| 2     |       | 676   | £1,450   |
| 3     |       | 533   | £1,250   |
| 4     |       | 388   | £1,475   |
| Total |       |       | £7,013   |





## LOCATION



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information, please contact us.

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