



Radcliffe & Rust
Residential sales & lettings

1 Howard Court, Cambridge CB5 8RB
Guide Price £260,000

Radcliffe & Rust Letting Agents Cambridge are delighted to offer, for sale, this spacious two bedroom flat in Howard Court, CB5. The property enjoys an excellent location close to the centre of Cambridge. With the wide open spaces of Ditton Meadows opposite the property and the River Cam beyond, the property offers the perfect balance between peace and tranquility and the excitement of city living. The property is also close to Newmarket Road where there is a whole host of local amenities including a Tesco Superstore, various local restaurants and public houses, Newmarket road retail park and the Cambridge Beehive centre. The very centre of the City is also within easy reach with it being approximately 2 miles away making it a short cycle ride or leisurely stroll into town. For the Commuter by train the central train station is around 2.4 miles away by foot or cycle and if you fancy a more scenic trip along the River Cam then the Cambridge North train station is 1 mile away, around 20 minutes walk.

Radcliffe & Rust Letting Agents Cambridge are delighted to offer for sale, this bright and spacious flat in Howard Court, CB5. Positioned at the end of a cul-de-sac, the property is opposite Ditton Meadows which lead on to the River Cam offering the perfect setting to get some fresh air, exercise and un-wind after a busy day.

Upon entering the property, you are welcomed into the hallway which leads to all rooms. The flooring throughout the flat is a light wooden style flooring creating flow and continuity throughout the spaces. In the hallway there is also two storage cupboards and an intercom telephone. On the left hand side of the hallway is the open plan living and dining room. Overlooking the front of the property, the living and dining room is a great size and could comfortably fit a large sofa and dining table as required. With a full length window along one wall, the room is flooded with light. Next to the living / dining room is the kitchen. The kitchen has wooden coloured wall and base units with a contrasting dark grey coloured worktop. Within the kitchen there is the boiler, stainless steel sink and drainer, oven, four ring gas hob, cooker hood, full height fridge freezer and integrated slimline dishwasher.

Next to the kitchen is bedroom two. The room can comfortably fit a double bed and has an alcove which has been cleverly utilised as an open wardrobe with hanging rail. Next to bedroom two is bedroom one. Another good sized

double bedroom overlooking the front of the property, bedroom one also has an alcove which has been converted into an open wardrobe with a hanging rail. The final room at the end of the hallway is the bathroom. With white wall tiles, the bathroom has a bath with overhead shower, W.C., hand basin and mirrored wall cupboard.

Exterior to the property, you have a private single garage located at the rear of the property.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Council tax band: B

Leasehold - Share of Freehold

Lease length: 150 years from: 25th March 2005

Ground Rent: £0 per annum

Service charge: Approximately £1372.00 per annum

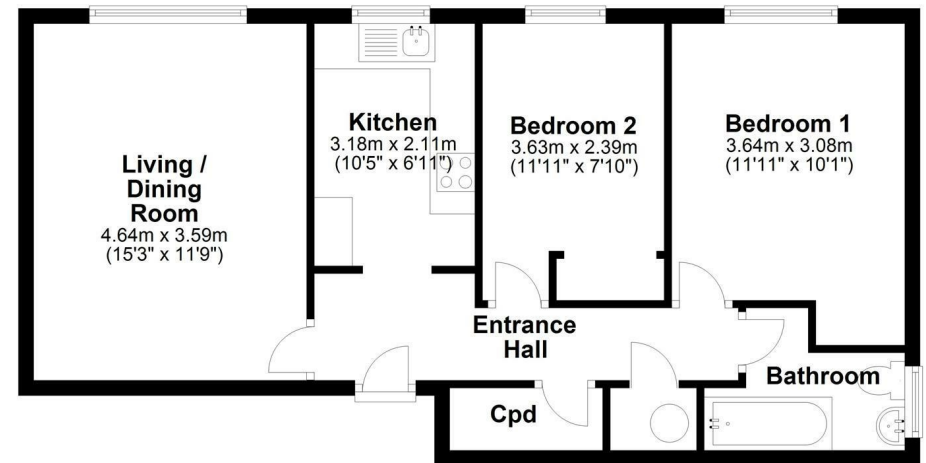
No onward chain





Floor Plan

Approx. 59.3 sq. metres (638.0 sq. feet)



Total area: approx. 59.3 sq. metres (638.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

