



Radcliffe & Rust
Residential sales & lettings

3 Ferndale House, Cambridge CB5 8ET
Guide Price £325,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this modern and contemporary two bedroom apartment in Ferndale House, CB5. Located on the ground floor, the apartment sits within an attractive development of just eight units set away from the road with parking immediately outside the property. The property is positioned at the end of a quiet cul-de-sac and while the property enjoys a quiet location, it is close to Newmarket Road which has a wealth of amenities including a Tesco Superstore, various local restaurants and public houses, Newmarket road retail park and the Cambridge Beehive centre. Cambridge city centre is just two miles from the property, while Cambridge train station is also just over two miles from the property, around a 13 minute cycle ride. The property has excellent transport links including cycle paths in to Cambridge and a regular bus service. Close to the property, there is a walking and cycle path called The Chisholm Trail which will offer a mostly off-road and traffic free route between both Cambridge train stations, with Cambridge North being only a 9 minute cycle ride away, and will link to Addenbrookes and the Biomedical campus in the South of Cambridge and the business and science parks in the North and will extend right to St Ives. Phase one of this pathway has already opened with phase two currently under construction.

Radcliffe & Rust Estate Agents are delighted to offer for sale this modern and spacious ground floor apartment in the purpose built complex of Ferndale House. Offering a bright and modern interior with a private balcony space with decking and access to communal gardens, this property is a fantastic opportunity for the new owner to live in a quiet location close to the wealth of amenities and history that Cambridge has to offer.

Upon entering the property, you are welcomed in to the hallway where there is a storage cupboard and it is also where the fuse box and intercom telephone are located. The hallway has crisp white walls with wooden coloured flooring making a bright and inviting welcome into the property. The first room you come to on the right hand side is bedroom one. This good sized double has a full length window and could comfortably fit a double bed and additional furniture. Next to bedroom one is bedroom two. Similar in size to bedroom one, this bedroom also has a full length window and can offer a wealth of different layout possibilities thanks to its size and shape. Opposite the bedrooms is the bathroom which has a kidney shaped bath with glass screen and overhead electric shower, W.C. and hand basin.

At the end of the hallway, you will find the open plan kitchen, dining and living space. This L shaped space has dual aspect windows which are full length and flood the space with light and offer views over the communal gardens. The living area of the room is large enough to fit an L shaped sofa if required by the new owner while the dining area can comfortably fit a table and chairs for 4-6 people. The kitchen area consists of white gloss wall and base units with a contrasting dark worktop and has a stainless steel sink and drainer, electric oven, electric hob, overhead stainless steel cooker hood, slimline dishwasher, full height fridge / freezer and space and plumbing for a washing machine. From this open plan room, there are sliding doors leading to the private balcony area which has a glass surround, decking and is large enough to fit a small garden

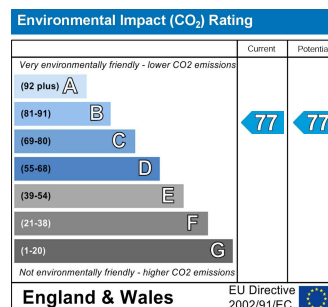
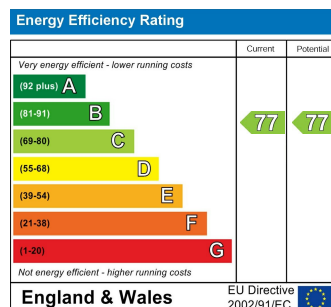
table and chairs. This area enjoys views over the communal gardens and the space is covered meaning it can be enjoyed in all weathers.

Outside the front of the property there is allocated parking and the property also has the added benefit of underfloor heating throughout.

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

Tenure: Leasehold with a share of the freehold
125 Years from new in 2010. Ground rent and service charge: £732.00 twice per year. Council tax: Band B = £1,566 for 2022 - 2023 (Cambridge City Council)
Chain details: No onward chain





Ground Floor
Approx. 63.2 sq. metres (680.3 sq. feet)



Total area: approx. 63.2 sq. metres (680.3 sq. feet)

NOT TO SCALE - For Guidance Purposes only
Plan produced using The Mobile Agent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

