



Radcliffe & Rust Estate Agents Cambridge are delighted to offer, for sale, this well-presented one bedroom ground floor apartment, located within the popular residential area of Fallowfield, Cambridge, CB4. Situated to the north of the city, Fallowfield offers an excellent balance of peaceful residential living with superb access to Cambridge's many amenities. The property is ideally positioned for commuters and professionals, with Cambridge North Railway Station (approximately 2 miles away), Cambridge Science Park (around 1.5 miles away), and the city centre reachable in under 3 miles. Everyday conveniences are close by, including local shops and supermarkets, while the nearby guided busway and excellent road links via the A14 and M11 provide swift access to surrounding towns and London. With green spaces and riverside walks also within easy reach, Fallowfield is an ideal location for first-time buyers, investors or anyone seeking a well-connected home in Cambridge.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, for sale, this well-presented ground floor one bedroom apartment, ideally positioned within the popular residential area of Chesterton. With high ceilings throughout, the apartment enjoys a wonderful sense of space and light, creating an airy and welcoming feel from the moment you step inside.

Upon entering, the entrance hall is finished with attractive wood-effect flooring and provides access to a large double storage cupboard, offering excellent practicality and housing both the combination boiler and washing machine. Opposite, is the recently modernised bathroom, which is finished in a clean white style with a contrasting wood-effect vanity unit, and includes a bath with overhead shower, W.C. and hand basin, creating a sleek and contemporary space.

Before reaching the heart of the home, the generous double bedroom is positioned to the front of the property. With wood-effect flooring, a freestanding double wardrobe and two large windows, this room is flooded with natural light and provides a calm and comfortable retreat.

At the rear of the apartment is the bright open plan living area, again finished with wood-effect flooring and enhanced by a fitted shelving storage unit. There is ample space for both lounge furniture and a dining table, while double doors

open directly onto the private rear garden, seamlessly blending indoor and outdoor living. The living space flows beautifully into the kitchen, which is fitted with crisp white wall and base units, contrasting dark grey worktops, black tiled walls and tiled-effect flooring. The kitchen is well equipped with a gas hob, electric oven, freestanding fridge/freezer, slimline dishwasher and stainless steel sink, offering both style and functionality.

Outside, the private rear garden provides a wonderful space to relax and entertain, featuring a patio seating area, laid to lawn, and a useful shed. A gated access point leads through to the communal garden, which also includes bike and bin storage areas. The property further benefits from an allocated parking space to the front, as well as an additional space within the residents' car park, making it a rare find for a flat of this type.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

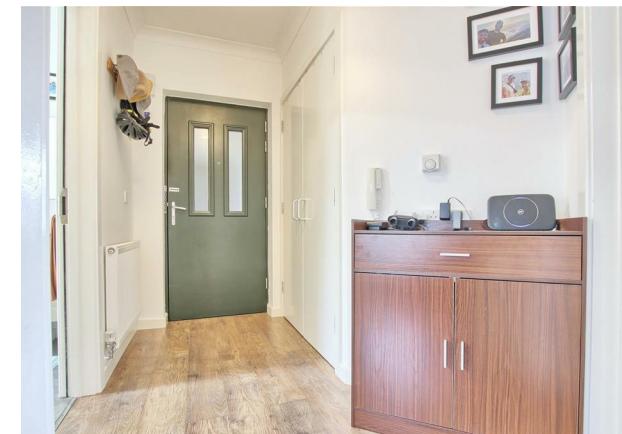
Agent Notes

Tenure: Leasehold - 105 years remaining on the lease

Council Tax: Band B

Service Charge: Circa £1,150 per annum

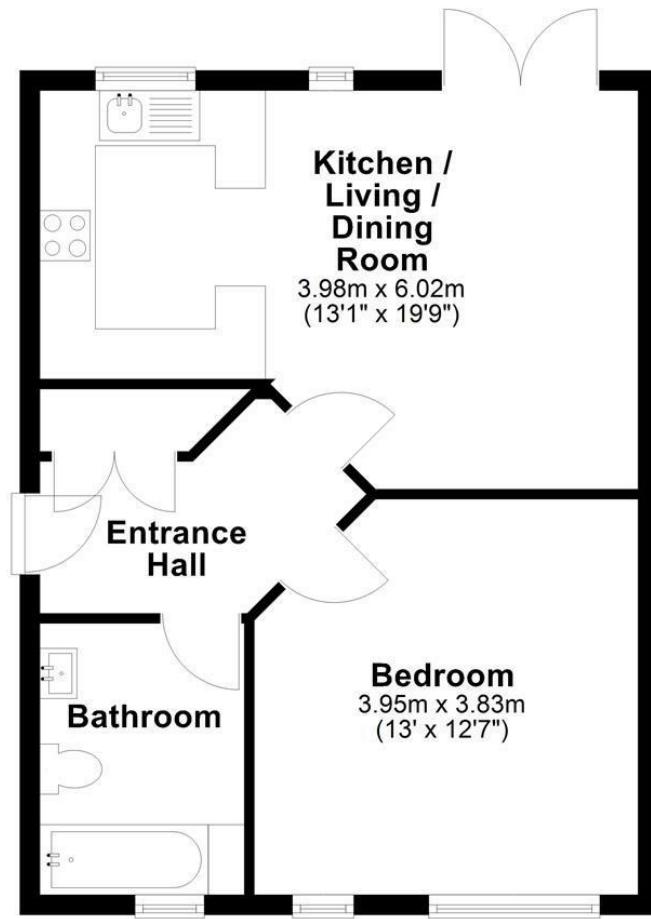
Ground Rent: Peppercorn





Ground Floor

Approx. 47.9 sq. metres (516.0 sq. feet)



Total area: approx. 47.9 sq. metres (516.0 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	
(55-68)		D	
(49-54)		E	
(31-38)		F	
(1-26)		G	
Not energy efficient - higher running costs			
England & Wales		78	78
EU Directive 2002/91/EC			

