

Radcliffe & Rust
Residential sales & lettings

Broadmeadows Manhattan Drive, Cambridge CB4 1JS
Guide Price £250,000

Radcliffe & Rust
Residential sales & lettings

Beacon Rise, 150 Newmarket Road, Cambridge CB5 8AX

T 01223 307898
E info@radcliffeandrust.co.uk
radcliffeandrust.co.uk

Broadmeadows is situated within the sought-after Manhattan Drive development, a well-established residential area just north of Cambridge city centre. Surrounded by mature trees, landscaped communal gardens and generous open green spaces, the development offers a peaceful setting whilst remaining exceptionally well connected.

The property is ideally positioned for those commuting into the city or further afield, with Cambridge North railway station within easy reach, providing regular services to London King's Cross, Liverpool Street and beyond. The Cambridge Science Park, Cambridge Business Park and St John's Innovation Centre are all nearby, making this an excellent location for professionals.

Everyday amenities are close at hand, with a variety of supermarkets, cafés, restaurants and convenience stores found along Milton Road and within Chesterton. The River Cam, Stourbridge Common and Ditton Meadows provide wonderful opportunities for walking, running and cycling, whilst Cambridge's historic city centre, renowned for its shopping, restaurants, colleges and cultural attractions, is only a short cycle or bus journey away.

Excellent road links via the A14, M11 and A10 make travelling around Cambridgeshire and beyond straightforward, completing a location that combines convenience, connectivity and attractive surroundings.

Located on the first floor of this well-maintained development, this recently redecorated two-bedroom apartment offers bright, well-proportioned accommodation and is available with no onward chain, making it an excellent opportunity for first-time buyers, professionals and investors alike.

The communal entrance is accessed via a secure entry system with stairs leading to the first floor. Upon entering the apartment, a welcoming entrance hall provides access to all principal rooms, together with useful storage cupboards.

The spacious living and dining room is flooded with natural light thanks to its large picture window overlooking the attractive communal gardens. Offering plenty of space for both seating and dining furniture, it creates a comfortable and versatile living space. The adjoining kitchen is fitted with a range of wall and base units, generous worktop space and integrated cooking appliances, with additional room for freestanding white goods.

Bedroom one is a generous double room benefiting from fitted mirrored wardrobes and pleasant leafy views, whilst the second bedroom offers excellent flexibility as a guest bedroom, home office or nursery.

Completing the accommodation is the family bathroom, fitted with a white three-piece suite comprising a panelled bath with shower over, wash hand basin with vanity storage beneath and WC.

Externally, residents enjoy beautifully maintained communal gardens, creating an attractive setting around the development, together with an abundance of communal parking available for residents and visitors.

Offered for sale with no onward chain and having been recently redecorated throughout, the property is ready to move straight into. It would also make an excellent buy-to-let investment, with an anticipated rental income of approximately £1,450 PCM.

Please call us on 01223 307898 to arrange a viewing and for all of your residential sales and lettings requirements.

Agent notes

Leasehold.
Originally granted on a 125-year lease.
Approximately 87 years remaining.
Service charge: £3,700 per annum.
Ground rent: £50 per annum.
Estimated rental value: £1,450 PCM (£15,600 per annum).
After deducting the current annual service charge, this equates to a net rental income of approximately £13,650 per annum, representing a net yield of around 5.4% before allowing for other ownership costs.
Council Tax band D - £2,355 per annum (Apporx)
Communal parking
No onward chain.



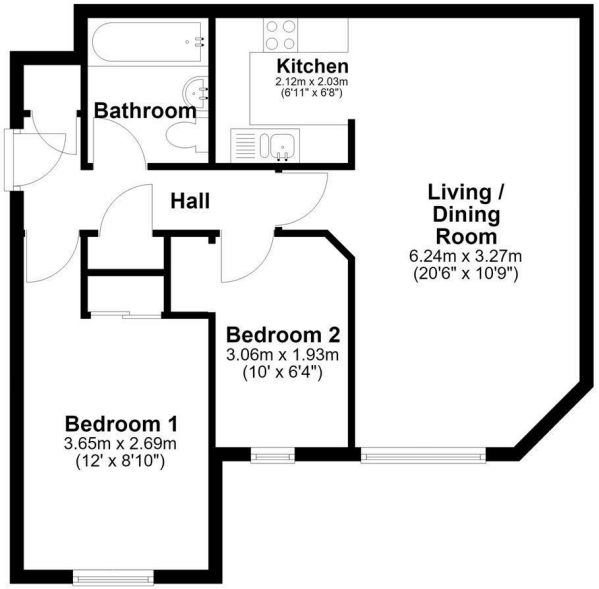






Floor Plan

Approx. 54.3 sq. metres (584.1 sq. feet)



Total area: approx. 54.3 sq. metres (584.1 sq. feet)

