Petersfield, Cambridge, CB1 1BB

CHEFFINS

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Guide Price £350,000

Positioned within one of Cambridge's most desirable modern developments, this two bedroom apartment enjoys an enviable setting overlooking the attractive communal green, while being just moments from the vibrant Mill Road district and Cambridge city centre. Offered with no onward chain.

Petersfield Mansions occupies a prime position just off Mill Road, one of Cambridge's most vibrant and characterful locations. Renowned for its independent cafés, restaurants, delicatessens and boutique shops, Mill Road offers an excellent lifestyle while remaining within comfortable walking distance of Cambridge city centre. Cambridge Railway Station is nearby, providing regular services to London King's Cross and Liverpool Street, making the property particularly attractive for commuters. The area is also well served by local bus routes, cycle paths and excellent road links via the A14 and M11. A wealth of green spaces, leisure facilities and the city's world renowned universities, science and business parks are all within easy reach, making this an exceptionally convenient and desirable place to call home.

ENTRANCE HALLWAY
Panelled entrance door leading through into the entrance hallway with coved ceiling, storage cupboard housing the hot water cylinder, and doors leading to the respective rooms.

OPEN PLAN LIVING DINING ROOM
A bright and spacious reception room with double glazed bay window overlooking the peaceful communal green to the front. Coved ceiling and wall mounted lighting.

KITCHEN
Comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect roll top work surfaces incorporating an inset stainless steel sink with hot and cold mixer tap and drainer to the side. Integrated four ring electric hob with concealed extractor hood above and integrated oven below with tiled splashback. Space and plumbing for both a dishwasher and washing machine together with space for a fridge freezer. Tiled flooring, inset LED downlighters and double glazed window overlooking the communal green to the front.

BEDROOM 1
Double bedroom with coved ceiling, double glazed window overlooking the courtyard to the rear, and door leading through into:

EN SUITE SHOWER ROOM
Comprising a three piece suite with shower cubicle featuring a wall mounted shower and glazed sliding door. Low level WC with concealed dual flush, hand wash basin with hot and cold mixer tap set within a tiled surround, heated towel rail, wall mounted light, coved ceiling, and double glazed window overlooking the rear aspect.

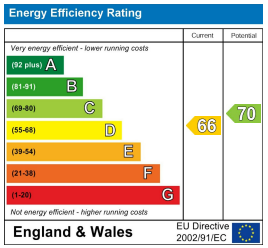
BEDROOM 2
Double bedroom with coved ceiling and double glazed window overlooking the courtyard to the rear.

FAMILY BATHROOM
Comprising a three piece suite with panelled bath incorporating a wall mounted electric shower and hot and cold mixer bath tap. Low level WC with concealed dual flush and hand wash basin with hot and cold mixer tap, all set within a tiled surround with wooden upstand. Heated towel rail, wall mounted light, inset LED downlighters and extractor fan.

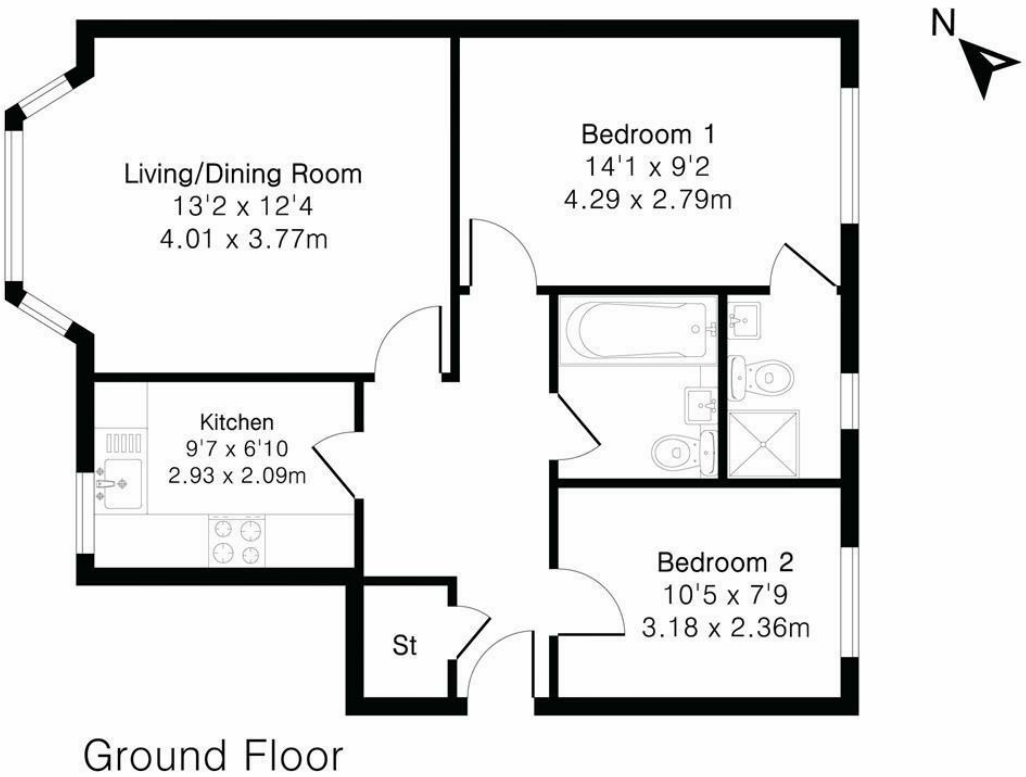
OUTSIDE
T he property is accessed via two secure communal entrance doors, one from the attractive communal green to the front and a second from the courtyard to the rear.

Residents enjoy access to the well maintained communal green, while the principal vehicular access to the development is via electric remote controlled double gates from the top of Mill Road. These open onto a private tarmac road providing an abundance of visitor parking together with covered bin stores. Continuing through the development leads to the undercroft parking area, where the property benefits from one allocated parking space.

AGENTS NOTE
Tenure - Leasehold
Length of Lease - 967 Years Remaining
Annual Ground Rent - £100
Annual Service Charge - £1,067.78



Approximate Gross Internal Area 644 sq ft - 60 sq m



Guide Price £350,000
Tenure - Leasehold
Council Tax Band - E
Local Authority - Cambridge City Council

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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