



The Grange, Glebe Road, Cambridge, CB1 7TL

CHEFFINS

Glebe Road

Cambridge,
CB1 7TL

A well presented two bedroom ground floor apartment extending to approximately 715sqft. The property further benefits from allocated parking and stunning communal gardens and is located close to local amenities including Addenbrookes Biomedical Campus, the City Centre and Cambridge Station.

LOCATION

This development offers a peaceful, tree-lined setting just off Hills Road, benefitting from secure courtyard parking and outstanding connectivity. The location is within walking distance of Addenbrooke's Hospital and the Biomedical Campus, and just one mile from Cambridge Railway Station with fast links to London King's Cross. Excellent bus routes, cycle paths and easy access to the M11 make commuting effortless. Nearby amenities include shops, restaurants, the Cambridge Junction and a cinema, while the city centre is a short cycle or bus ride away.

2 2 1

Guide Price £400,000





ENTRANCE DOOR

into:

COMMUNAL ENTRANCE HALL

with stairs leading to upper floors and lift, tiled flooring, and wall lights.

FRONT DOOR

leading into:

ENTRANCE HALL

with wood flooring, downlight, storage cupboard containing boiler, fuse box, water tank, radiator, and access into various rooms.

SITTING/DINING ROOM

with wood flooring, radiator, downlight, bay window and glazed doors open directly onto the private terrace.

KITCHEN

with tiled flooring and part tiled walls, a range of floor and wall units with laminate worktop, one and a half stainless steel sink and drainer, space and plumbing for washing machine, integrated 4 ring Smeg gas hob with extractor fan, integrated Smeg oven and microwave, integrated fridge and freezer, double glazed window overlooking side of the property, integrated dishwasher, and LED spotlights.

PRINCIPAL BEDROOM

carpeted, with two double glazed windows overlooking front of the property, two radiators, two built-in wardrobes with hanging rails, access into:

ENSUITE

with tiled flooring, tiled walls, three piece comprising of walk-in tiled shower, low level w.c., wash hand basin, double glazed window overlooking side of the property, heated towel rail, spotlights, extractor fan, range of floor and wall storage units.

BEDROOM 2

carpeted, with radiator, double glazed window overlooking side of the property, built-in wardrobe with hanging rails.

BATHROOM

tiled floor and walls, three piece suite comprising bath with shower attachment, wash hand basin, low level w.c., spotlights, extractor fan, heated towel rail, range of floor and wall storage units.

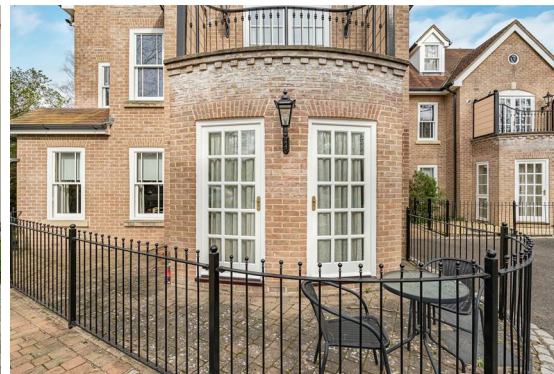
OUTSIDE

approached via electric gates through to allocated parking which is located on the right hand side as you look at the building and is the middle parking space. To the front of the property there is also a shed and bin store. The pathway continues to communal entrance door. Private front terrace which is gated by iron gates and is brick paved perfect for outside seating and al fresco dining.

Pathway continues around the property leading to communal gardens, fully enclosed by timber fencing and hedging and the rear communal garden is predominantly laid to lawn and fully enclosed with block paved terrace areas, outdoor seating and benches. The garden has a gravelled pathway which continues around the rear communal garden and borders contain a variety of trees, shrubs and hedging.

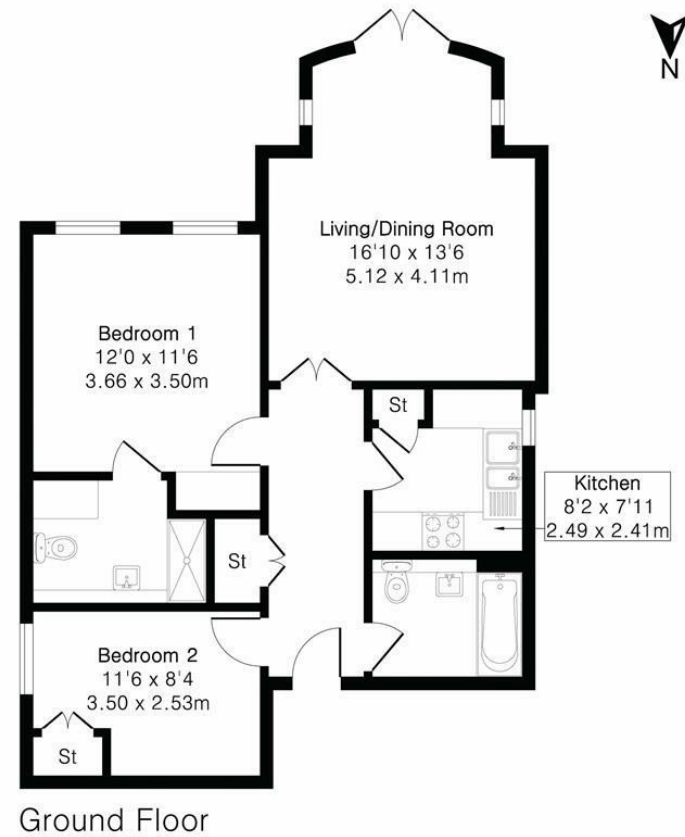
AGENTS NOTES

Tenure - Leasehold, Share of Freehold
Length of Lease - 101 Years Remaining
Annual Ground Rent - £0
Annual Service Charge - £4,062





Approximate Gross Internal Area 715 sq ft - 66 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(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	

Guide Price £400,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - E

Local Authority - Cambridge City Council



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.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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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