



Speedwell Close, Cambridge, CB1 9YZ

**CHEFFINS**



## Speedwell Close

Cambridge,  
CB1 9YZ

A well presented studio apartment located in a sought after residential location within the popular suburb of Cherry Hinton, south-west of the city. The property offers non-allocated off-street parking and is close to local amenities including Addenbrookes Hospital, the city centre and Cambridge station.



**Guide Price £150,000**





## FRONT

The property is accessed via paved pathway leading to front door into Communal Entrance.

## COMMUNAL ENTRANCE

carpeted, downlighter, stairs leading to first floor, glass door leading into:

## ENTRANCE LOBBY

where flat is located.

## TIMBER FRONT DOOR

leading into:

## ENTRANCE HALL

carpeted, downlighter, electric storage heater, fuse box, doors into:

## BATHROOM

with lino flooring, three piece suite comprising bath with electric shower over which is tiled, low level w.c., and wash hand basin with electric heater, downlighter, extractor fan, airing cupboard containing hot water tank.

## SITTING ROOM/DINING ROOM

carpeted, two downlighters, electric storage heater, upvc double glazed window overlooking rear of the property.

## BEDROOM AREA

carpeted, downlighter.

## KITCHEN

with lino flooring, a range of floor and wall mounted units with laminate worktop, space for oven, extractor fan, stainless steel sink and drainer, upvc double glazed window overlooking rear of the property, part tiled walls, lino flooring, downlighter, electric heater, fridge/freezer, space and plumbing for washing machine.

## OUTSIDE

Communal outdoor space which is predominantly laid to lawn.

## AGENTS NOTE

Tenure - Leasehold  
Length of Lease - 88 Years Remaining  
Annual Ground Rent - £110  
Annual Service Charge - £1,222.12  
Service Charge Review Period - N/A





**Approximate Gross Internal Area 344 sq ft - 32 sq m**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £150,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - South Cambridgeshire District Council



**CHEFFINS**

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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.



**CHEFFINS**