

Speedwell Close, Cambridge, CB1 9YZ

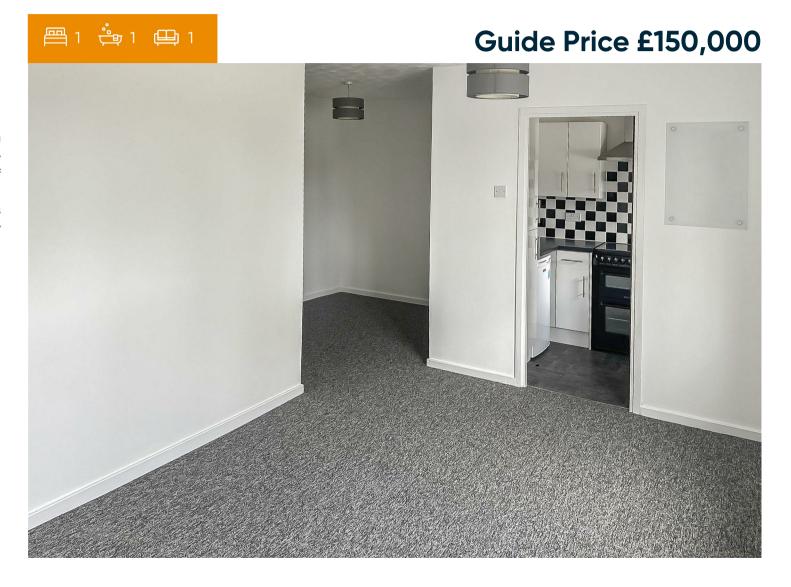
CHEFFINS



# **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 offstreet parking and is close to local amenities including Addenbrookes Hospital, the city centre and Cambridge station.



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# CHEFFINS











### **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**

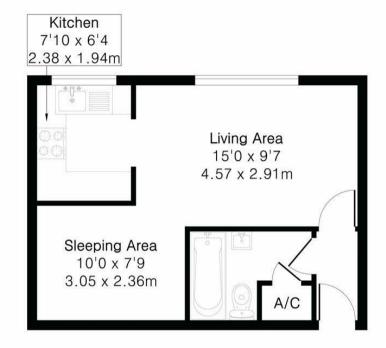
Tenure - Leasehold Length of Lease - 88 Years Remaining Annual Ground Rent - £110 Annual Service Charge - £1,222.12 Service Charge Review Period - N/A



# Energy Efficiency Rating Very energy efficient - loser number costs (22 plus) A (41 91) B (69 40) C (31 541) B (41 5544) D (41 554) C (41 56) C (41 56) C (41 56) C (42 56) C (43 56) C (43 56) C (44 56) C (45 66) C (47 56) C (48 56) C (

Guide Price £150,000 Tenure - Leasehold Council Tax Band - A Local Authority - South Cambridgeshire District Council

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







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: <a href="https://www.gov.uk/stamp-duty-land-tax/residential-property-rates">https://www.gov.uk/stamp-duty-land-tax/residential-property-rates</a>.







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