



Albert Mews, Greens Road, Cambridge, CB4 3EF

CHEFFINS

Greens Road

Cambridge,
CB4 3EF

A beautifully presented one bedroom duplex maisonette extending to approximately 516sqft and arranged over two floors. The property further benefits from two terraces and allocated covered parking space and is located close to local amenities and transport links.

LOCATION

Albert Mews is a tucked-away residential setting off Greens Road, ideally positioned to enjoy the convenience of north Cambridge. The property is within easy reach of the city centre, Cambridge Science Park, Cambridge Business Park and Cambridge North railway station, making it particularly attractive for commuters and professionals. A wide range of everyday amenities, supermarkets, cafés and leisure facilities are available nearby, while excellent cycling routes and regular bus services provide easy access across the city. The area is also well placed for access to the A14 and M11, offering convenient connections to London, Stansted Airport and the wider region.



Guide Price £325,000





FRONT DOOR

leading into:

ENTRANCE HALLWAY

with wood effect laminate flooring, inset doormat, radiator, LED spotlights, stairs leading to first floor, access into:

BEDROOM

carpeted, radiator, upvc double glazed window overlooking the front of the property, two downlights, understairs storage cupboard, sliding door into walk-in wardrobe which is carpeted with a range of hanging rails with downlight, access into:

ENSUITE BATHROOM

with tiled floor, part tiled walls, three piece suite comprising of walk-in tiled shower, low level w.c., wash hand basin with mixer tap, storage drawers below, LED spotlights, heated towel rail, extractor fan.

STAIRS LEADING TO FIRST FLOOR

carpeted.

SITTING/KITCHEN/DINING AREA

with wood effect laminate flooring,

radiator. The kitchen has a range of floor and wall units with laminate worktop, integrated appliances include Zanussi oven, 4 ring induction hob with extractor fan, integrated fridge and freezer, cupboard housing boiler, integrated Whirlpool dishwasher, stainless steel sink and drainer with mixer tap, stainless steel splashback, integrated washing machine, LED spotlights, sliding door, access out onto;

UPPER TERRACE

South facing with astro turf perfect for outside seating and al fresco dining.

OUTSIDE

The property is approached via brick paved driveway leading to covered parking space labelled "2". Brick paved pathway leads to front door, south facing courtyard terrace on the ground floor.

Secure bicycle and bin store.

AGENTS NOTE

Tenure - Leasehold

Length of Lease - 115 Years Remaining

Annual Ground Rent - £250

Annual Service Charge - £763.69



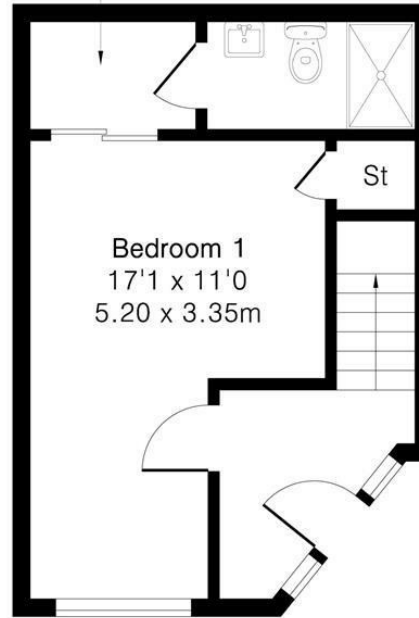
Approximate Gross Internal Area 516 sq ft - 48 sq m

Ground Floor Area 291 sq ft – 27 sq m

First Floor Area 225 sq ft – 21 sq m



Dressing Area
6'2 x 4'0
1.88 x 1.22m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		82	82
	EU Directive 2002/91/EC		

Guide Price £325,000

Tenure – Leasehold

Council Tax Band – C

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.



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