



New Street, Cambridge, CB1 2QT

CHEFFINS

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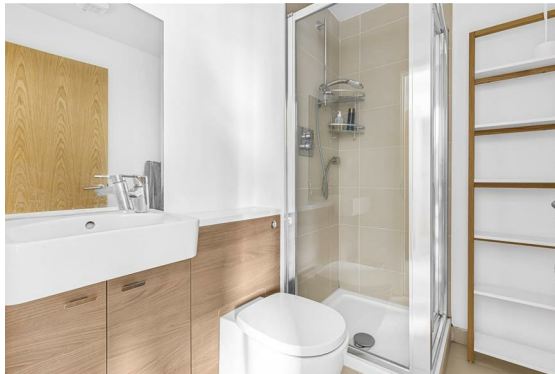
A modern and airy first floor apartment, offering stylish open plan living accommodation enjoying a dual aspect as well access onto both balcony to the front and terrace to the rear, all situated in this convenient location with an ease of access to a wealth of local amenities as well as the city centre, Cambridge Station and major commuter links.

LOCATION

2 2 1

Guide Price £325,000





ENTRANCE DOOR

leading through into:

ENTRANCE HALLWAY

with wall mounted underfloor heating controls, storage cupboard, doors leading through into respective rooms.

OPEN PLAN LIVING AREA

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with stone effect work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring electric hob with glazed splashback, extractor fan and oven below, integrated Bosch microwave, integrated and concealed fridge/freezer and dishwasher. Opening through to:

DINING AREA

via engineered oak flooring with a multitude of inset LED downlighters, set of double glazed doors leading out onto balcony to front, left hand side of the dining area is the:

SITTING ROOM

with continuation of the engineered oak flooring, wall mounted underfloor heating controls, air conditioning, inset LED downlighters, set of double glazed full height doors leading onto private garden terrace.

BEDROOM 1

with wall mounted underfloor heating controls, power points, internet cabling, double glazed window with fitted blind out onto rear aspect, inset LED downlighters, door leading into:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap with storage cupboards beneath, wall mounted mirror, shaver point, heated towel rail, tiled flooring, inset LED downlighters with extractor fan.

BEDROOM 2

with power points and internet cabling, inset LED

downlighters, set of double glazed windows to both side and rear aspect.

FAMILY BATHROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head and accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer taps, storage cupboards below, tiled upstand, wall mounted mirror, shaver point, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

TERRACE

with timber decking an high slatted fencing providing a wonderful sense of privacy whilst still allowing a great level of light into this space and encapsulates modern living perfectly providing a wonderful space to both relax and entertain with an ease of access from the main living area.

OUTSIDE

The property is approached off New Street via a communal entrance with a secure telecom controlled entry point with stairs leading to the first floor where the property is located.

AGENTS NOTES

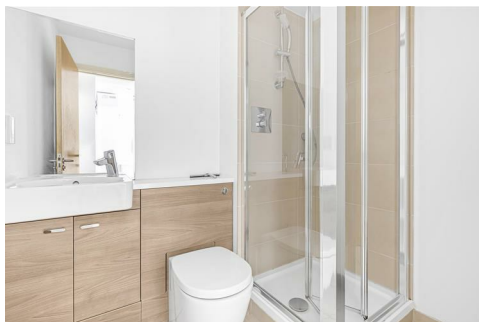
Tenure - Leasehold

Length of Lease - 115 Years Remaining

Annual Ground Rent - £250

Annual Service Charge - Approximately £1,786 per annum

Service Charge Review Period - N/A



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

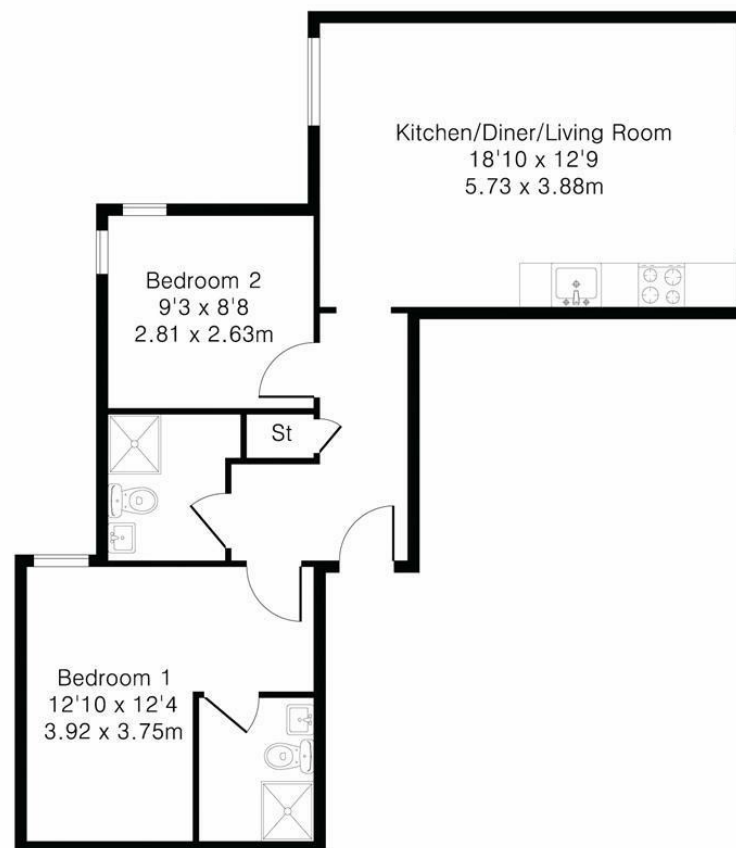
Guide Price £325,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - Cambridge City Council

Approximate Gross Internal Area 591 sq ft – 55 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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