



Adam & Eve Street, Cambridge, CB1 1DX

CHEFFINS

Adam & Eve Street

Cambridge,
CB1 1DX

A one bedroom first floor apartment situated in this attractive and central city location close to a range of local amenities, including shops and local public transport links. The property also benefits from an undercroft parking space and communal gardens.



Guide Price £280,000





OAK DOOR

leading to:

ENTRANCE HALL

with vinyl flooring, downlighter, fuse box, radiator, access into:

SITTING ROOM

carpeted, upvc double glazed window overlooking front, radiator, downlighter.

KITCHEN

with a range of floor and wall units, wooden laminate worktops, integrated Zanussi cooker, 4 ring Zanussi gas hob, extractor fan, space and plumbing for washing machine, stainless steel one and half bowl sink and drainer, part tiled walls, space for fridge, light and storage cupboard housing boiler.

BATHROOM

with vinyl flooring, three piece suite comprising bath with shower over, low level w.c., wash hand basin with mixer tap, part tiled walls, downlighter, extractor fan, heated towel rail.

BEDROOM

carpeted with built-in wardrobe, upvc window overlooking rear of the property, downlighter, radiator.

OUTSIDE

There is undercroft parking space for one car. The apartment is on the first floor and is accessed via steps up to brick approach and oak door.

Communal garden area which is predominantly laid to lawn and enclosed via hedging.

AGENT'S NOTE

Tenure - Leasehold

Length of Lease - 999

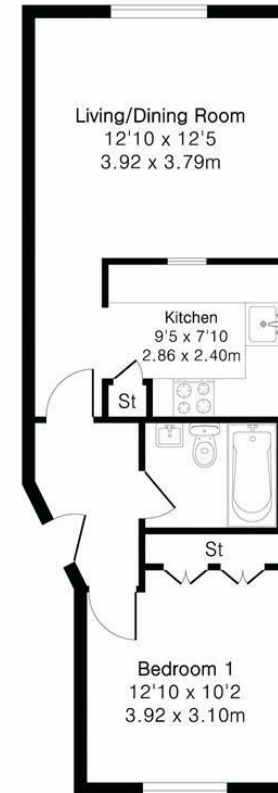
Years Remaining - 998

Annual Ground Rent - Peppercorn

Annual Service Charge - £4,347.93



Approximate Gross Internal Area 474 sq ft - 44 sq m



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	
72	80
England & Wales	
EU Directive 2002/91/EC	

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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>.

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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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