



Fenners Lawn, Cambridge, CB1 2EH

**CHEFFINS**



## Fenners Lawn

Cambridge,  
CB1 2EH

A unique and very special opportunity to acquire a well presented and cleverly designed second floor, two bedroom, apartment occupying an outstanding and enviable location enjoying a stunning and panoramic view over Fenners Cricket Ground in this highly sought after and most desirable development together with two allocated parking spaces and garage in block.



**Guide Price £585,000**







## LOCATION

Fenners Lawn occupies a quite delightful and tranquil central city position just off Hills and Gresham Road, so conveniently placed for access to the city centre, Parkers Piece and the railway station. The property is within easy walking and cycling distance of a vast range of local amenities, shops and restaurants.



## ENTRANCE DOOR

to:

## ENTRANCE HALL

with a built-in storage cupboard which also houses meters and fuse box, further built-in cloaks/storage cupboard, and built-in cupboard which houses the Joule water cylinder, built-in cupboard housing the warm air heating system.

## PRINCIPAL RECEPTION ROOM

A delightful light and spacious living room which is currently utilised as a dining room at one end with large sealed unit double glazed windows to front aspect with views towards the church spire and rooftops within the city centre, serving hatch from kitchen, natural wood style flooring and opening to living room area, with full height sealed unit double glazed windows and full height double glazed door which leads to the:

## BALCONY

which enjoys spectacular and breathtaking views over Fenner's Lawn and the cricket pitch, with wrought iron railings and providing a quite remarkable and very special vista across the cricket field.

## KITCHEN

with inset stainless steel sink unit with mixer taps and cupboard below, space and plumbing for washing machine and space for refrigerator, space for cooker,

further base units comprising work surfaces with cupboards and drawers beneath, extensive range of wall storage cupboards, part tiled walls, sealed unit double glazed windows to front aspect, ceramic tiled floor.

## PRINCIPAL BEDROOM 1

with sealed unit double glazed windows to rear aspect with breathtaking views over the adjoining Fenner's Lawn cricket field, large built-in double wardrobe with storage space above.

## BEDROOM 2

with sealed unit double glazed windows to rear aspect overlooking the cricket pitch and large built-in double wardrobes.

## SHOWER ROOM

with a fully tiled walk-in shower cubicle with large fitted shower unit and further handheld shower, ceramic tiled walls around and glazed shower screen, vanity style unit with wash hand basin and cupboard below, large wall mirror, tiled shelf, wall mounted towel rail, warm air electric heater, electric shaver socket, ceramic tiled walls, high level sealed unit double glazed window with frosted glass.

## SEPARATE CLOAKROOM

with low level w.c., small wash hand basin with tiled splashback and mixer tap, wall mirror, high level sealed unit double glazed window with frosted glass, ceramic tiled floor.

## OUTSIDE

There is a communal parking area and Flat 8 has two permits one for the property itself and one for visitors and there is also a SINGLE GARAGE in block.

## AGENTS NOTE

Tenure - Leasehold

Length of Lease - 947 Years Remaining

Annual Ground Rent - £5

Annual Service Charge - £1,195

Service Charge Review Period - N/A

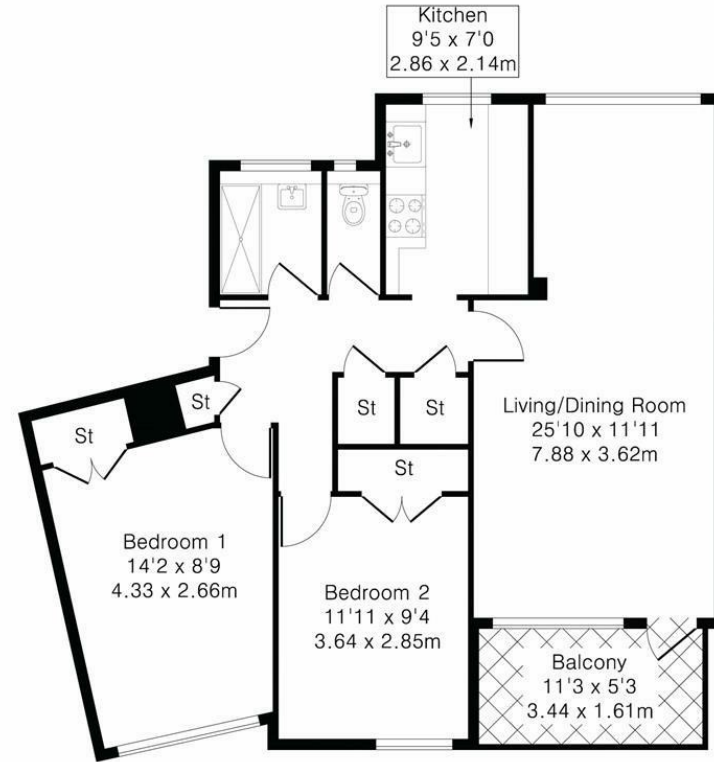








Approximate Gross Internal Area 788 sq ft - 73 sq m



Second Floor

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £585,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - E

Local Authority - Cambridge City Council



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.



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.

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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.