Warren Close, Cambridge, CB2 1LE

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Cambridge,
CB2 1LE

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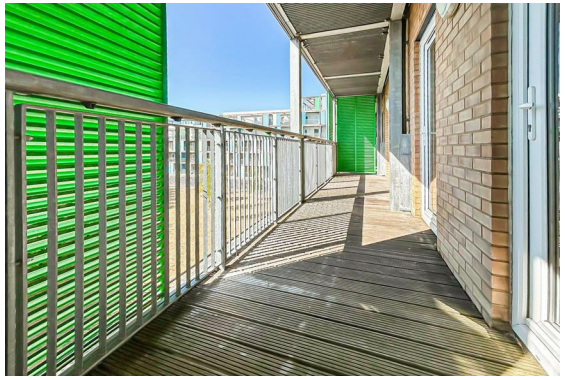
Guide Price £350,000

A well presented two bedroom apartment located on the third floor and extending approximately 702sqft. The property further benefits from a generous balcony and underground parking and is located in a sought after city location close to local amenities including, Addenbrookes Hospital, Cambridge station and the City centre.

LOCATION

Warren Close occupies a highly convenient position just off Station Road, within easy walking distance of Cambridge railway station and the city centre. The immediate area offers an excellent range of shops, cafés, restaurants and leisure facilities, while the nearby Botanic Garden provides an attractive green space. Cambridge railway station, only a short walk away, provides regular services to London and other major destinations, making the location



COMMUNAL ENTRANCE HALL
carpeted, wall lights, stairs leading to upper floors as well as lift to upper floors. 118 is located on the third floor.

TIMBER DOOR
leading into:

ENTRANCE HALL
with wood effect laminate flooring, downlight, storage cupboard housing fuse box, electric heater, further storage cupboard housing water tank and access into various rooms including:

SITTING/DINING ROOM
with continuation of the wood effect laminate flooring, electric heaters, downlights, upvc double glazed doors leading out onto terrace.

KITCHEN
with a range of floor and wall units with laminate worktop, one and a half stainless steel sink and drainer, integrated Bosch oven and 4 ring hob with Bosch extractor fan, integrated Bosch fridge and freezer, integrated Bosch dishwasher, part tiled walls, integrated washing machine, part tiled walls, laminate wood effect flooring, downlight.

PRINCIPAL BEDROOM
with wood effect laminate flooring, electric heater, downlight, upvc double glazed door out onto the terrace area, door into:

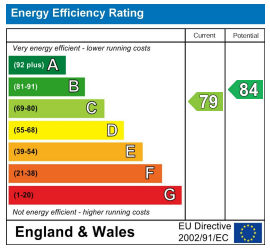
ENSUITE
three piece suite including walk-in tiled shower, low level w.c., and wash hand basin, tile effect laminate flooring, LED spotlights, extractor fan, electric heater.

BEDROOM 2
with wood effect laminate flooring, electric heater, downlight, upvc double glazed door out onto terrace.

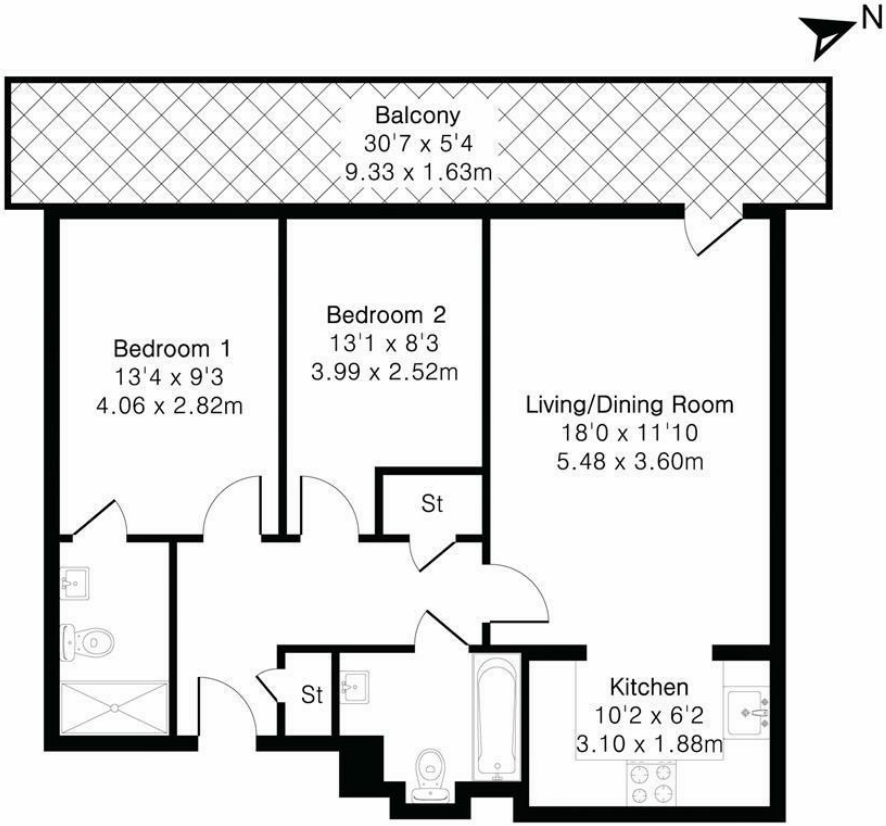
BATHROOM
Three piece suite comprising of bath with shower over, low level w.c., wash hand basin, tile effect laminate flooring, LED spotlights, extractor fan, electric heater.

OUTSIDE
Balcony terrace perfect for outside seating and al fresco dining. Terrace looks over a communal garden space. Secure underground parking, as well as secure bike store. The property is approached via pathway leading to communal entrance front door into:

AGENTS NOTE
Tenure - Leasehold
Length of Lease - 978 Years Remaining
Annual Ground Rent - £350
Annual Service Charge - £3,500



Approximate Gross Internal Area 702 sq ft - 65 sq m



Guide Price £350,000

Tenure - Leasehold

Council Tax Band - D

Local Authority - Cambridge City Council

PINK PLAN

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

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