



Mowbray Road, Cambridge, CB1 7DP

**CHEFFINS**

# Mowbray Road

Cambridge,  
CB1 7DP

- Penthouse Apartment
- Second Floor
- Two Double Bedrooms
- Two Bathrooms
- Terrace & Balcony
- Allocated Space In Gated Parking Area
- Well Maintained Communal Grounds
- Lift Access
- Leasehold, Share Of The Freehold
- Storage Space, With Access To Eaves

A rare opportunity to acquire a stunning penthouse apartment, featuring bright and spacious open-plan living accommodation complemented by a generous private terrace and additional balcony. Forming part of a highly sought-after and exclusive development with the benefit of off-road parking and beautifully maintained communal grounds, the property enjoys a prime and exceptionally convenient position, offering easy access to Addenbrooke's Hospital, Biomedical Campus, Cambridge city centre, the railway station, and a range of major commuter routes.

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**Guide Price £475,000**





## ENTRANCE DOOR

with peephole into:

## COMMUNAL HALLWAY

leading into:

## ENTRANCE HALLWAY

with wood effect flooring, coved ceiling, large built-in storage cupboard housing pressurised hot water cylinder and fitted timber shelving, wall mounted entry telecom system, panelled doors leading into respective rooms.

## OPEN PLAN LIVING/DINING ROOM

with wood effect flooring, accessed via large opening previously having double doors fitted, coved ceiling, double panelled radiator, feature corner double glazed window as well as an almost full width set of double glazed windows and French doors leading out onto front balcony.

## KITCHEN/BREAKFAST ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers fitted with soft closing feature with stone effect work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated 4 ring gas hob with tiled splashback, extractor hood above, integrated oven below, integrated and concealed fridge/freezer, washer/dryer and dishwasher, cupboard housing wall mounted gas fired boiler, inset LED downlighters, tiled flooring, opening through to BREAKFAST AREA with double panelled radiator, feature

window, double glazed sliding doors and windows out onto large terrace.

## PRINCIPAL BEDROOM SUITE

large panelled door providing access into walk-in wardrobe with fitted railings and shelving, coved ceiling, double panelled radiator, full height set of double glazed window and door leading out onto front balcony, double glazed window to side aspect, panelled door leading into:

## ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head accessed via glazed shower door, low level w.c. with dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, wall mounted mirror, shaver point, built-in storage drawers underneath wash hand basin, tiled flooring, double panelled radiator, inset LED downlighters, coved ceiling, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

## BEDROOM 2

with wood effect flooring, double panelled radiator, eaves storage, double glazed window to side aspect.

## FAMILY BATHROOM

comprising a three piece suite with combined shower and bath with wall mounted shower head, separate hot and cold bath taps, low level w.c. with dual hand flush, wash hand basin with hot and cold mixer tap, decorative tiled surround, shaver point,

built-in storage drawers underneath wash hand basin, tiled flooring, coved ceiling, inset LED downlighters, double panelled radiator, wall mounted mirror, extractor fan, coved ceiling.

## OUTSIDE

Front balcony with composite decking, painted metal railings and glass balustrades enclosing with views of the front eastern aspect.

Rear terrace principally paved and provides a highly versatile space to both relax and entertain and benefiting from the south to west aspect. The property also benefits from a wealth of external store within the eaves of the building.

## AGENTS NOTE

Tenure - Leasehold, Share of Freehold

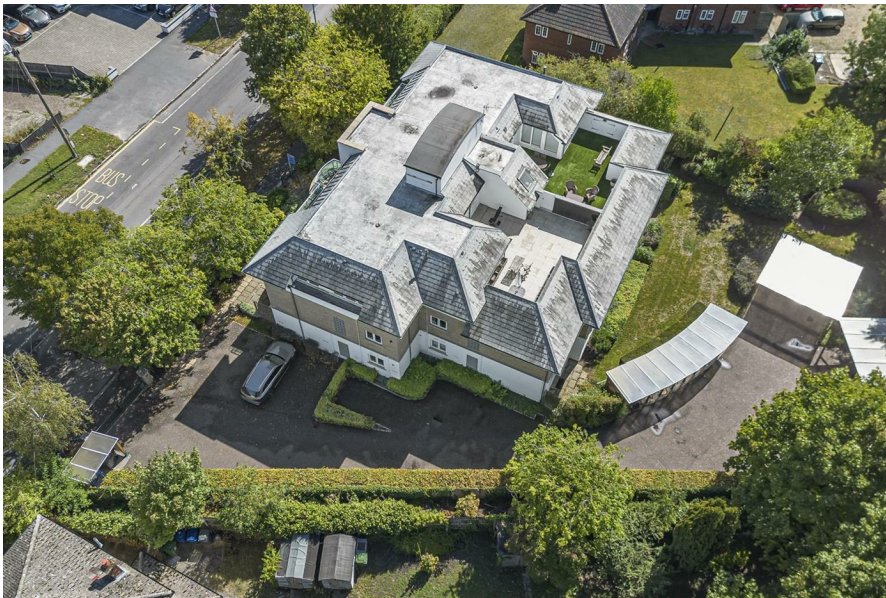
Length of Lease - 999 Years

Years Remaining - 975 Years

Annual Ground Rent - £0

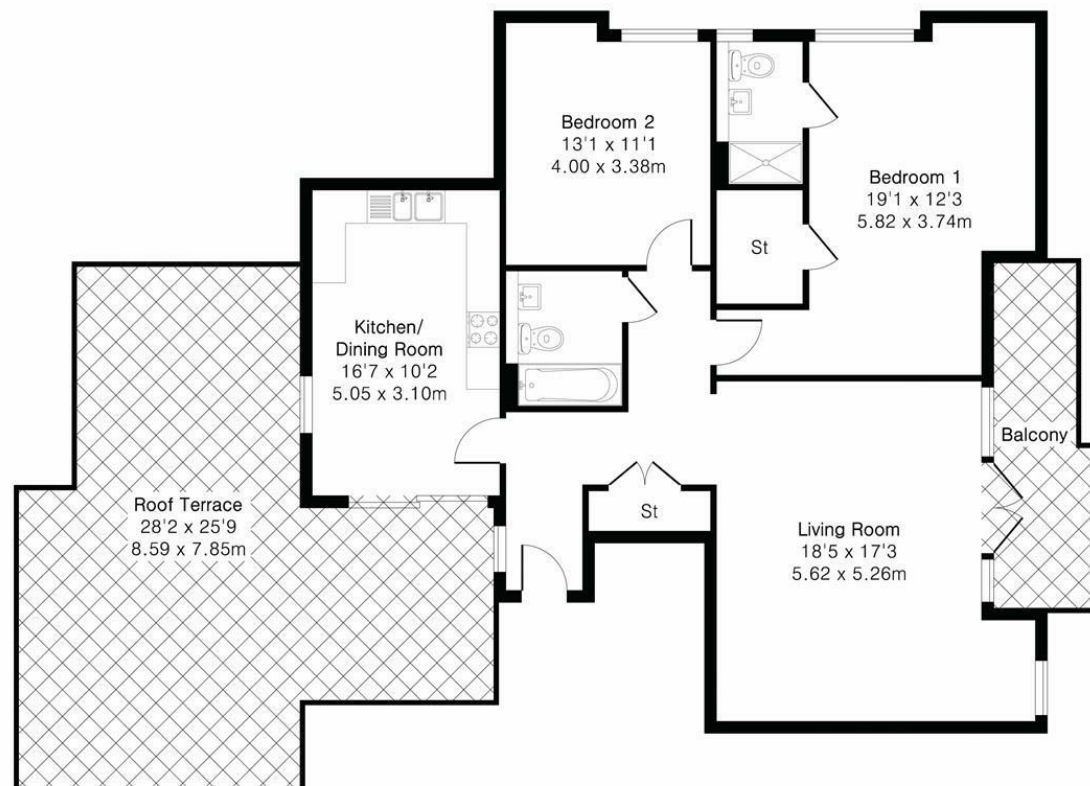
Service Charge - £2,441.00 paid every six months







**Approximate Gross Internal Area 1083 sq ft - 101 sq m**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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 £475,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - E

Local Authority - Cambridge



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.

