



Great Northern Road, Cambridge, CB1 2FY

CHEFFINS

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Cambridge,
CB1 2FY

A beautifully presented one bedroom third floor apartment extending to approximately 552sqft. The property further benefits from a generous balcony and is located in this exclusive development very close to Cambridge Station.

LOCATION

Great Northern Road offers a prime central Cambridge location in this prestigious development, moments from Cambridge mainline station (under 5 minutes' walk), with fast trains to London King's Cross in around 50 minutes. With easy access to Station Square amenities, including shops, cafés, restaurants, and convenience stores, plus easy walking distance to the historic city centre (about 15–20 minutes), Addenbrooke's Hospital, and the Biomedical Campus.



Guide Price £325,000



**FRONT DOOR**

into:

COMMUNAL ENTRANCE HALL

carpeted, downlighter, access to stairs and lifts to upper floor.

ENTRANCE DOOR

into:

ENTRANCE HALL

with Amtico Spacia flooring, LED spotlights, storage cupboard with space and plumbing for washing machine, fuse box, underfloor heating controls,

SITTING ROOM/KITCHEN

Sitting Room with Amtico Spacia flooring, LED spotlights, upvc double glazed window overlooking front of the property, door out onto balcony. Kitchen with a range of floor and wall units, quartz worktop, integrated Siemens oven, integrated 4 ring Siemens induction hob, quartz splashback, integrated Siemens microwave, integrated Siemens dishwasher, integrated Bosch fridge/freezer, LED spotlights, one and a half stainless steel sink and drainer with mixer tap over.

BEDROOM

with Amtico Spacia flooring, downlighter, sliding door out onto balcony.

BATHROOM

with Amtico Spacia flooring, three piece suite comprising bath with shower over, low level w.c., wash hand basin, tiled walls, inset mirror with LED spotlights, heated towel rail, extractor fan.

OUTSIDE

The property is approached via pathway leading to communal front door and the property is located on the third floor.

There is a secure communal bike storage area.

AGENTS NOTES

Tenure - Leasehold

Length of Lease - 988 Years

Remaining

Annual Ground Rent - £454.10

Annual Service Charge - £2,938.60





Approximate Gross Internal Area 552 sq ft - 51 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(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



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.



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>.

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.

