



Springfield Road, Cambridge, CB4 1HY

CHEFFINS

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Cambridge,
CB4 1HY

A modern and light-filled second-floor apartment featuring an attractive open-plan living area, forming part of a well-proportioned and versatile layout. Situated within a stylish and well-positioned building, the property is ideally located for easy access to a wide range of local amenities. Offered with no onward chain, this presents an excellent opportunity for both investors and owner-occupiers alike.

2 1 1

Guide Price £495,000





ENTRANCE DOOR

With peep-hole back into communal hallway, providing access to:

ENTRANCE HALLWAY

With inset LED downlighters, wall-mounted entry telecom system, built-in storage cupboards—one housing the hot water pump—wood-effect flooring, and doors leading to the respective rooms.

OPEN PLAN LIVING AREA

KITCHEN/DINING AREA

With windows to the front and side aspect, contemporary handleless kitchen with range of eye and base level units, quartz counter with undermounted sink and a half with mixer tap over, integrated appliances include slimline dishwasher, fridge freezer, oven and four ring electric hob with extractor hood over, space and plumbing for washing machine, opening onto:

LIVING AREA

A continuation of the wood effect flooring from the hallway and kitchen, door leading out onto balcony.

BEDROOM 1

With windows to the side aspect, fitted wardrobes with sliding doors.

BEDROOM 2

With windows to the side aspect, fitted wardrobes with sliding doors.

FAMILY BATHROOM

With window to side aspect, contemporary suite comprising low level wc with hidden cistern and eco flush button, wall mounted wash basin with chrome mixer tap, panelled bath with shower over, chrome heated towel rail, part tiled walls, tiled floor

OUTSIDE

The property is accessed at the end of Springfield Road via a dropped kerb, leading onto a gravelled communal driveway. A paved pathway then leads to the communal entrance door. The communal entrance hall contains a number of utility cupboards, with stairs rising to the upper apartments. The subject property is located on the second floor.

To the rear, there is a communal garden, primarily laid to lawn, with a block-paved patio area to the side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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		

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Tenure - Leasehold

Council Tax Band - B

Local Authority - Cambridge



Approximate Gross Internal Area 750 sq ft - 70 sq m



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.

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.

