2 Applecourt, Newton Road, Cambridge

CHEFFINS

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2 Applecourt, Newton Road

Cambridge,
CB2 8AN

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Guide Price £425,000

- Share of Freehold
- No onward chain
- Ground Floor apartment
- Direct access to communal gardens
- Privately situated
- Walking distance to Cambridge main train station and to City Centre
- Enviable city location

A delightful and rarely available share of freehold ground floor apartment situated in a leafy highly desirable city location. This sought after Eric Lyons Grade II Listed development enjoys access to beautifully mature gardens with abundant wildlife and benefits from bright and generous living accommodation throughout. Offered chain free.

LOCATION

Applecourt is ideally situated just off Newton Road, approximately a mile south of Cambridge city centre, offering a highly convenient setting with excellent access to the city's extensive amenities. The University Botanic Garden is close by, while Addenbrooke's Hospital and the Cambridge Biomedical Campus are readily accessible. Cambridge railway station under a mile away, providing regular mainline services to London King's Cross and Liverpool Street, as well as direct service to Stansted Airport. The M11 is also conveniently accessible, linking with the wider regional and national road network. The surrounding area offers a choice of schools, shops, cafés and recreational facilities, with the city centre easily accessible by foot, bicycle or public transport.

COMMUNAL ENTRACE DOOR
Entrance hall with private storeroom adjacent to the apartment front door, with space for a washing machine/dryer and storage.

APARTMENT FRONT DOOR
into:

ENTRANCE HALL
built-in storage cupboard, obscured glazed door leading into open plan living room.

KITCHEN
generous size, partially obscure double glazed windows to the front aspect, range of base and eye level units, stainless steel sink, space for cooker and splashback tiles behind, part tiled wall, space for freestanding fridge/freezer, space for washing machine/dryer.

LIVING ROOM
bright and well proportioned, double glazed floor to ceiling windows with views over the adjoining communal gardens, door leading into gardens.

MINI HALLWAY
with airing cupboard, built-in shelving, door into:

BEDROOM 1
with double glazed windows to the front aspect overlooking the gardens, integrated double wardrobe with sliding doors.

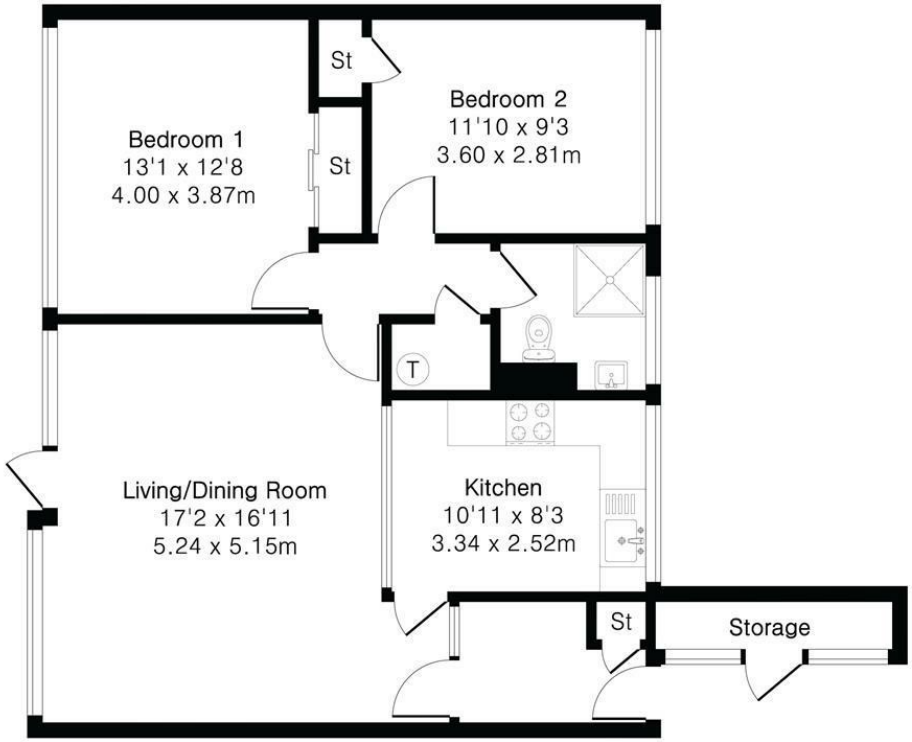
BEDROOM 2
with double glazed windows to the rear aspect, built-in storage cupboard.

FAMILY WET ROOM
electric shower with shower above, tiled wall, obscure windows to the rear aspect, ceramic wash basin with splashback tiles, low level w.c., vanity cupboard space.

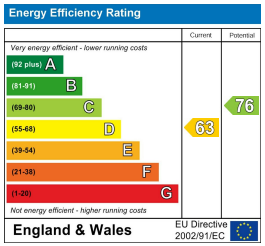
OUTSIDE
Car park with unallocated parking. Overflow car parking. Street parking further down Newton Road.

AGENTS NOTE
Tenure - Leasehold plus Share of Freehold
Length of Lease - 973 Years Remaining
Annual Ground Rent - £0
Annual Service Charge - £3,000

Approximate Gross Internal Area 796 sq ft - 74 sq m



Ground Floor



PINKPLAN

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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Guide Price £425,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - D

Local Authority - Cambridge City Council

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.