



Gladeside, Cambridge, CB4 1EL

CHEFFINS

Gladeside

Cambridge,
CB4 1EL

A well-presented, one bedroom ground floor apartment, situated in a sought-after location offering easy access to the surrounding amenities and boasting fantastic potential for both first-time and investment buyers. The well presented accommodation extends to approximately 490 sq. ft. and further benefits from an allocated parking space.



Guide Price £240,000





GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, two storage cupboards, doors to

SITTING / DINING ROOM

With window to the front and side aspect, opening to

KITCHEN

With window to the front aspect, matching eye and base-level units, worktop with inset sink and a half with mixer tap over, inset four ring gas hob with chimney style extractor over, integrated oven, space for fridge freezer, integrated dishwasher, part tiled walls, wood effect flooring

BEDROOM

With window to the side aspect

BATHROOM

With suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over and panelled bath with shower, part tiled walls, wood effect flooring

AGENT'S NOTE

Lease Length: 120 years

Years Left: 104 years

Ground Rent: £225.00 per annum

Service Charge: £1,370.00 per annum

The vendor of this property is associated with an employee of Cheffins.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

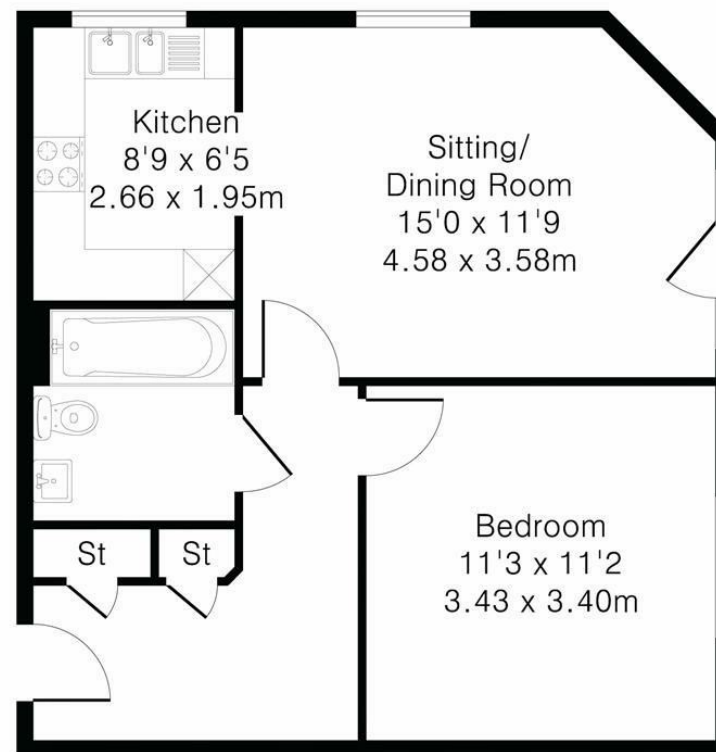
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Tenure - Leasehold

Council Tax Band - B

Local Authority - Cambridge

Approximate Gross Internal Area 490 sq ft - 46 sq m



Ground Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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.

