



Coldhams Lane, Cambridge, CB1 3JT

**CHEFFINS**



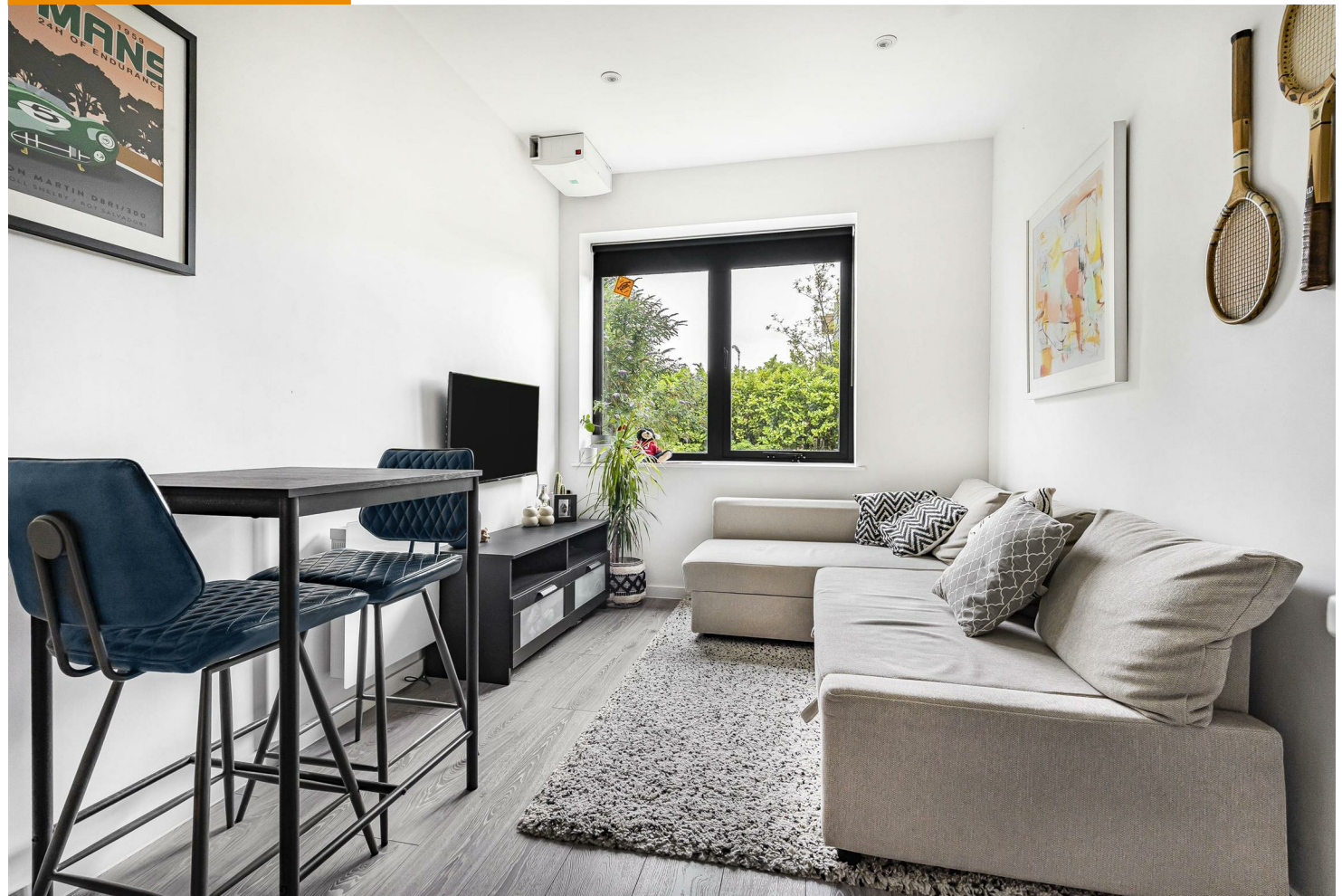
## Coldhams Lane

Cambridge,  
CB1 3JT

A beautifully presented one bedroom apartment located in a sought after location close to local amenities and the city center. The property further benefits from an allocated parking space as well as further visitor parking and a communal garden.



**Guide Price £230,000**





## COMMUNAL RECEPTION AREA

with post box for flat and hallway leading to the property.

## ENTRANCE DOOR

leading into:

## ENTRANCE HALL

with wood flooring, LED spotlights, doors leading into various rooms.

## SITTING ROOM/KITCHEN

continuation of the wood flooring, a range of floor and wall mounted units with laminate worktop, one and a half bowl stainless steel sink and drainer, integrated oven with 4 ring hob, extractor fan, integrated dishwasher and integrated fridge and freezer, space and plumbing for integrated washer/dryer, part tiled walls with LED spotlights. SITTING ROOM with wood flooring, electric heater, upvc double glazed window overlooking the communal gardens.



## BEDROOM

carpeted, upvc double glazed window overlooking communal gardens, built-in wardrobe, LED spotlights, electric heater.

## BATHROOM

with tiled floor, part tiled walls, LED spotlights, three piece suite comprising of walk-in tiled shower, low level w.c., wash hand basin with mixer tap, mirror storage cupboard, heated towel rail, extractor fan.

## OUTSIDE

The property is approached via block paved path leading to double glazed doors into communal area.

Allocated parking space which is No. 27. Communal garden which is accessed via gravelled pathway predominantly laid to lawn and partly enclosed on one side by hedging, hedges and shrubs, a variety of further trees, communal terrace area.

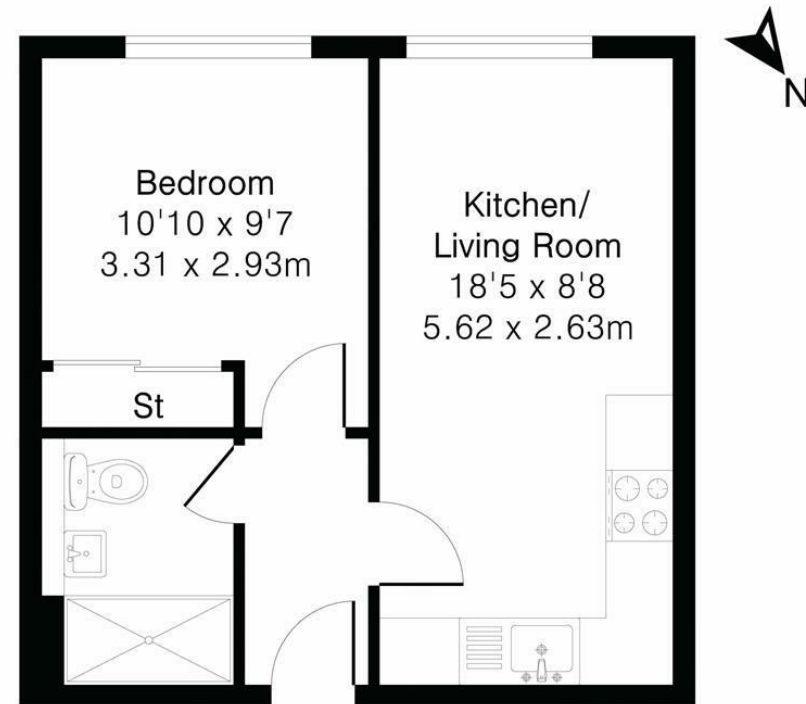
## AGENTS NOTE

Tenure - Leasehold  
Length of Lease - 247 Years Remaining  
Annual Ground Rent - Peppercorn  
Annual Service Charge - £1,140  
Service Charge Review Period - N/A





Approximate Gross Internal Area 342 sq ft - 32 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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 £230,000

Tenure - Leasehold

Council Tax Band - B

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.

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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.



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