



Christ's Lane, Cambridge, CB1 1NP

**CHEFFINS**



## Christ's Lane

Cambridge,  
CB1 1NP

- Duplex Apartment
- Modern & High Specification Development Completed in 2009
- Two Bedrooms
- Open Plan Living Area
- Two Terraces
- Chain Free
- Lift Access

An excellent opportunity to acquire a stylish and contemporary duplex apartment, forming part of a high-specification development in a prime central location. The property offers effortless access to the city centre's wealth of amenities, as well as excellent commuter links, including Cambridge Station. Offered with no onward chain.

2 2 1

**Guide Price £700,000**





## LOCATION

Christ's Lane enjoys an outstanding position in the very heart of Cambridge, perfectly placed between the city's historic colleges and its vibrant shopping and dining scene. Situated just a stone's throw from Christ's College and the historic Market Square, this sought-after address offers unrivalled access to an array of independent boutiques, cafés, restaurants, and national retailers, with the Grand Arcade and Lion Yard shopping centres only moments away. The area is also rich in culture, with renowned attractions such as the Fitzwilliam Museum, ADC Theatre, and the University's world-famous libraries and galleries all within easy reach. For those who enjoy open space, the beautifully maintained lawns of Christ's Pieces and the wide-open expanse of Parker's Piece are just a short stroll from the property, offering opportunities for recreation, picnics, and seasonal events. Cambridge railway station is within walking or cycling distance, providing direct services to London King's Cross and Liverpool Street, while an extensive network of bus routes and dedicated cycle lanes make travelling around the city effortless. The location is ideally placed for the University of Cambridge's departments and colleges, as well as key employment hubs such as the Biomedical Campus, Science Park, and West Cambridge Site. Excellent schooling is available nearby, including highly regarded independent and state options.

## **TIMBER ENTRANCE DOOR**

with peephole back into communal entrance hall leading back into:

## **ENTRANCE HALLWAY**

with inset footwell, wall mounted video entry telecom system, stairs rising to first floor accommodation, engineered oak flooring, full height radiator, inset ceiling lighting, high vaulted ceiling with skylight, door opening into storage cupboard housing fuse board, panelled doors leading into respective rooms.

## **PRINCIPAL BEDROOM SUITE**

with part vaulted ceilings, built-in wardrobes, accessed via sliding doors fitted with railings and shelving, double glazed window and glazed door leading out onto BALCONY with tiled flooring, enclosed via rendered wall with stone tops, views over central Cambridge.

## **ENSUITE SHOWER ROOM**

comprising of a three piece suite with shower cubicle, wall mounted shower head accessed via a glazed shower door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, wall mounted mirror, shaver point, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, high vaulted ceilings with Velux skylight.

## **BEDROOM 2**

with radiator, inset lighting, double glazed window and corner feature window out onto the rear aspect overlooking centre of Cambridge.

## **FAMILY BATHROOM**

comprising two piece suite comprising panelled bath with hot and cold mixer bath tap, shower head attachment, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, tiled upstand, glazed shelving, wall mounted mirrored cupboard, shaver point, heated towel rail, tiled flooring, inset LED downlighters, extractor fan.

## **ON THE FIRST FLOOR**

### **KITCHEN**

comprising a set of contemporary base mounted storage cupboards and drawers, granite work surfaces, inset stainless steel sink with hot and cold mixer tap, drainer to side, space for 4 ring induction hob, extractor hood above, integrated Kuppersbusch oven and grill and adjacent microwave, integrated and concealed fridge and freezer, dishwasher, space for concealed washer/dryer, storage cupboard housing the wall mounted gas fired Combi boiler providing hot water and heating for the property, tiled flooring, feature double glazed corner window providing views to side and rear aspect.

## **OPEN PLAN SITTING/DINING AREA**

with engineered wood flooring, inset lighting, LED downlighters, radiator, thermostat, high vaulted ceiling, double glazed windows and doors leading out onto terrace.

## **OUTSIDE**

To the front the property is approached on foot via the communal entrance door from Christ's Lane where this in turn leads to a entrance foyer with lift leading up to the third floor. There is a communal covered walk way providing access to the apartments on this level. The subject property benefits from two storage cupboards. One positioned close to the lift and the other adjacent to the entrance door of the flat housing the utility meters.

TERRACE beautifully paved a wonderful space to both relax and entertain, enclosed via brick walls, timber clad wall with rear access gate leading out to the shared passageway.

## **AGENTS NOTE**

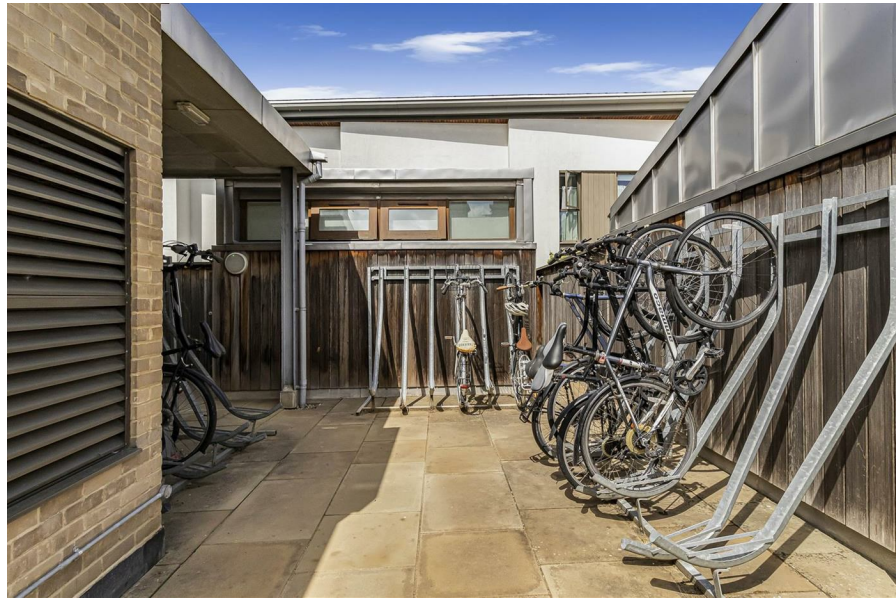
Tenure - Leasehold

Length of Lease - 107 Years Remaining

Annual Ground Rent - £250

Annual Service Charge - £2,603







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Guide Price £700,000

Tenure - Leasehold

Council Tax Band - E

Local Authority - Cambridge City Council

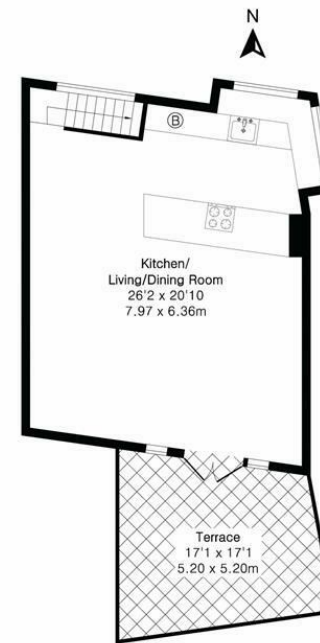
**Approximate Gross Internal Area 1001 sq ft - 93 sq m**

First Floor Area 435 sq ft - 40 sq m

Second Floor Area 566 sq ft - 53 sq m



First Floor



Second Floor



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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