



Beaulands Close, Cambridge, CB4 1JA

**CHEFFINS**



## Beaulands Close

Cambridge,  
CB4 1JA

An excellent opportunity to acquire a beautifully presented top-floor apartment, forming part of this well-regarded and highly sought-after development at the foot of the prestigious De Freville Avenue, offering immediate access to the River Cam, City Centre, and major commuter routes. Beaulands Close is very well managed and maintained by a proactive management company. The property is offered with no onward chain.

### LOCATION

Beaulands Close is a private, gated development located at the end of the prestigious De Freville Avenue in the ever-popular West Chesterton area. This quiet yet central location offers immediate access to the River Cam and Midsummer Common, making it ideal for outdoor pursuits and riverside walks. Just over a mile from Cambridge city centre and within walking or cycling distance of both Cambridge and Cambridge North railway stations, it's perfectly positioned for commuters and those working in the city or at nearby science and business parks. The area is also well-served by local amenities, including independent cafés, popular pubs, and a range of shops along Chesterton Road, with the vibrant restaurants and nightlife of the city centre just moments away.



**Guide Price £285,000**







## HARDWOOD AND GLASS DOOR

leading into:

## ENTRANCE HALL

with airing cupboard containing water tank and doors into respective rooms.

## SITTING/DINING ROOM

with ceiling lights, electric heaters and large corner window overlooking immaculate communal gardens, mature trees, and views to Midsummer Common.

## KITCHEN

comprising a range of floor and wall units with oak-effect laminate worktops, wood effect laminate flooring, downlight and integrated oven, 4 ring electric hob, stainless steel one and a half bowl sink and drainer, space for fridge and space and plumbing for washing machine, part tiled walls

## PRINCIPAL BEDROOM

with electric heater and dual UPVC windows overlooking communal gardens, built in storage cupboard with hanging rail

## BATHROOM

comprising three piece suite of bath with electric shower over, hand wash basin and low level WC, shaver socket, tiled flooring and walls, wall unit and heated towel rail and extractor fan.

## OUTSIDE

The property is approached via paved footpath, with stairs leading up to the property on the second floor.

The allocated parking space is number 27, communal gardens laid predominantly to lawn with various rose beds and trees, general bin store, recycling area and clothes drying areas.

## AGENTS NOTE

Tenure - Leasehold- Share of Freehold

Length of Lease - 978 Years Remaining

Annual Ground Rent - £0

Annual Service Charge - £2,600



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		56	56
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

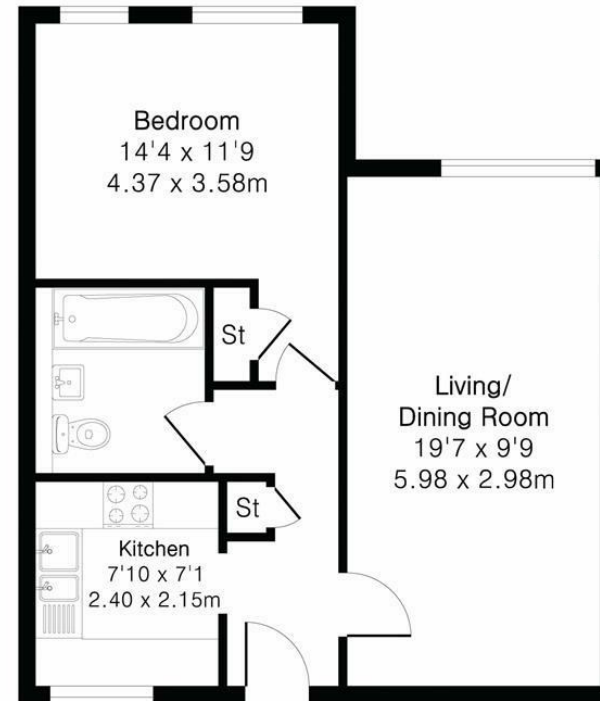
Guide Price £285,000

Tenure – Leasehold – Share of Freehold

Council Tax Band – C

Local Authority – Cambridge City Council

Approximate Gross Internal Area 496 sq ft - 46 sq m



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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