



Lexington House, Long Road, Cambridge, CB2 8BA

CHEFFINS

Long Road

Cambridge,
CB2 8BA

Occupying a superb position just off Long Road within one of Cambridge's most sought after residential areas, this impressive three bedroom apartment offers spacious and stylish accommodation extending throughout a highly regarded modern development. Benefiting from a covered balcony, one allocated parking space, additional visitor parking, lift access and beautifully maintained communal grounds, the property is ideally suited to professionals, downsizers and those seeking convenient access to Addenbrooke's, Cambridge Biomedical Campus and the city centre. The apartment combines generous proportions with high quality finishes throughout and enjoys attractive views over the communal gardens.

LOCATION

Lexington House on Long Road enjoys a highly convenient south Cambridge location, ideally positioned for access to the city's renowned educational, medical and research facilities. Addenbrooke's Hospital, the Cambridge Biomedical Campus and a range of excellent schools are all within easy reach, while regular bus services and nearby cycle routes provide straightforward connections to Cambridge city centre and the railway station. Residents also benefit from convenient access to local shops, leisure facilities and green spaces, with the M11 and A14 readily accessible for commuters travelling further afield.

3 2 1

Guide Price £475,000





ENTRANCE HALL

A generous entrance hall featuring engineered oak flooring, inset LED downlighters, radiator, video entry telecom system and multiple built in storage cupboards. Doors lead to the respective accommodation.

LIVING/DINING ROOM

A bright and spacious reception room featuring inset LED downlighters, full height radiators, full height double glazed windows to the side aspect and double glazed sliding doors opening onto the covered balcony.

KITCHEN

Fitted with an extensive range of wall and base mounted storage cupboards and drawers beneath granite work surfaces incorporating a stainless steel sink unit with mixer tap and drainer. Integrated four ring gas hob with splashback and extractor canopy above. Integrated oven, microwave, concealed fridge freezer and dishwasher. Full height radiator, tiled flooring, inset LED downlighters, breakfast bar seating area and full height double glazed windows to the side aspect.

UTILITY ROOM

Fitted with wall and base mounted storage cupboards beneath rolled edge work surfaces incorporating a stainless steel sink unit with mixer tap and drainer. Open shelving, space and plumbing for washing machine and tumble dryer, and engineered oak flooring.

PRINCIPAL BEDROOM

A spacious double bedroom featuring inset LED downlighters, radiator, fitted wardrobes with hanging rails and shelving, and double glazed windows fitted with shutters overlooking the front aspect. Door leading to:

EN SUITE SHOWER ROOM

Comprising a three piece suite consisting of a shower enclosure with dual wall mounted shower heads and glazed sliding door, low level WC with concealed dual flush cistern and wash hand basin with mixer tap. Tiled walls and flooring, heated towel rail, illuminated mirrored cabinet with LED strip lighting, timber shelving, inset LED downlighters and extractor fan.

BEDROOM TWO

Radiator, fitted wardrobes with hanging rails and shelving, and double glazed windows to both the front and side aspects.

BEDROOM THREE

Radiator and double glazed windows to the side aspect.

FAMILY BATHROOM

Comprising a three piece suite consisting of a panel enclosed bath with mixer tap and wall mounted shower attachment with glazed shower screen, low level WC with concealed dual flush cistern and wash hand basin with mixer tap. Tiled walls and flooring, heated towel rail, mirrored wall cabinet, wall mounted mirror and full height privacy glazed window to the side aspect.

OUTSIDE

COMMUNAL GROUNDS

The development enjoys attractive and well maintained communal grounds incorporating a block paved seating area, communal bicycle storage, bin store and an extensive lawned garden bordered by mature trees, which the apartment overlooks.

PARKING

Approached from Long Road via a gravel driveway leading to the communal parking area. The property benefits from one allocated parking space together with additional visitor parking spaces for residents and guests.

COMMUNAL ENTRANCE

Block paved pathways and steps lead to the secure communal entrance hall, with both stair and lift access serving all floors within the development.

AGENTS NOTE

Tenure - Leasehold
Length of Lease - 108 Years Remaining
Annual Ground Rent - £250
Annual Service Charge - £4,806



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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 £475,000

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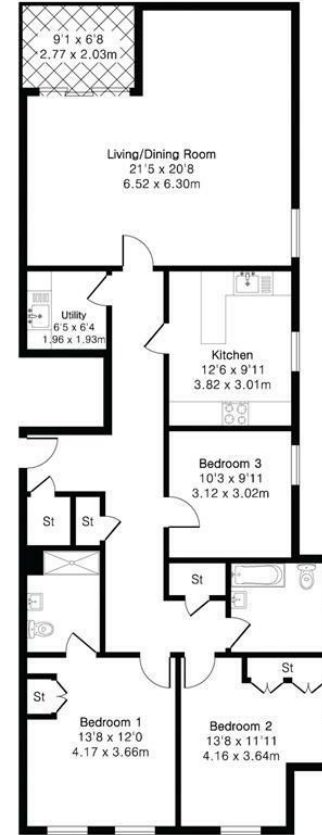
Council Tax Band – F

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.

Approximate Gross Internal Area 1347 sq ft - 125 sq m



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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: 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.



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