



Grebe Court, Cambridge, CB5 8FR

**CHEFFINS**



## Grebe Court

Cambridge,  
CB5 8FR

An immaculately presented first floor apartment offering well-proportioned accommodation and a recently fitted bathroom suite. Tucked away in a very quiet location close to the river, number 15 benefits from off-street parking and immediate access to a wealth of amenities and the city centre.

### LOCATION

Grebe Court is a well-positioned residential development offering excellent access to a range of nearby amenities. Cambridge Retail Park and The Grafton centre are within easy walking distance giving access to a range of leisure facilities and supermarkets. Located just off Newmarket Road, the area also provides easy access to Cambridge city centre, with its historic colleges, range of independent shops, and various cafes and restaurants. The nearby A14 and M11 provide convenient road links to surrounding areas, while regular bus services and dedicated cycle routes give commuters a range of options. Cambridge North Station is just a short walk or cycle away, providing rail connections to London and beyond. This peaceful location gives immediate access to Stourbridge Common and the River Cam, offering scenic walking, running and cycling routes.

2 1 1

**Guide Price £300,000**





## PANELLED ENTRANCE DOOR

with peephole back into communal entrance hallway, leading through to:

## ENTRANCE HALLWAY

with wood effect flooring, radiator, built-in storage cupboard, wall mounted entry telecom system, panelled doors leading into respective rooms.

## OPEN PLAN LIVING/DINING ROOM

with continuation of wood effect flooring from the hallway, multiple power points, double panelled radiator, double glazed window to front aspect.

## KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with stone effect work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring electric hob with extractor hood above, tiled splashback, integrated oven below, space and plumbing for washer/dryer and fridge/freezer, cupboard housing wall mounted gas fired boiler providing hot water and heating for the property, tiled effect flooring, inset LED downlighters, double glazed window to rear aspect.

## BEDROOM 1

with wood effect flooring, double panelled radiator, double glazed window to side aspect and a set of double glazed French doors out onto Juliet balcony over the front aspect.

## FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head and hot and cold mixer bath tap, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, stone upstand, fitted cupboards underneath wash hand basin and shelving, heated towel rail, tiled flooring, inset LED downlighters, extractor fan, wall mounted mirror, shaver point, double glazed window fitted with privacy glass out onto side aspect.

## BEDROOM 2

with wood effect flooring, radiator, built-in storage cupboard accessed via panelled door fitted with railings and shelving, double glazed window out onto rear aspect.

## LEASE INFORMATION

Lease Length: 125 years

Years Left: 108 years

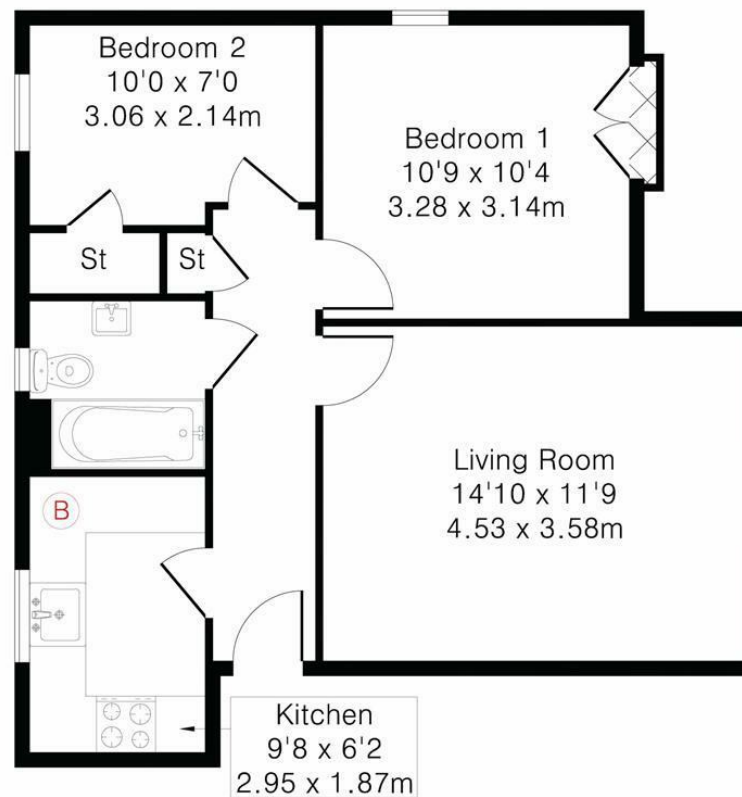
Ground Rent: £175.00 per annum

Service Charge: £1,748.38.00 per annum





**Approximate Gross Internal Area 538 sq ft - 50 sq m**



**First Floor**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

Guide Price £300,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - Cambridge



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](http://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.

