



College Fields, Cambridge, CB4 1YZ



## College Fields

Woodhead Drive, Cambridge,  
CB4 1YZ

An extremely well-proportioned first floor apartment, offering flexible accommodation alongside a covered balcony, situated within this established development with an ease of access to a wealth of local amenities, city centre, Cambridge North Station and major commuter links.

- First Floor Apartment
- Two Bedrooms
- Kitchen/Breakfast Room
- Open Plan Living/Dining Room With Access Out Onto Balcony
- Chain Free
- Two Allocated Parking Spaces
- Views Over Communal Grounds



**Guide Price £295,000**





## TIMBER ENTRANCE DOOR

with peephole, leading into:

## ENTRANCE HALLWAY

with panelled door leading access to storage cupboard housing consumer unit, wall mounted entry telecom system, radiator, further panelled door leading access into storage cupboard, panelled doors leading into respective rooms.

## KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with rolltop wood effect work surface with inset stainless steel sink with hot and cold mixer tap and drainer to side, integrated 4 ring gas hob with concealed extractor hood above and oven below, fridge/freezer, washing machine, cupboard housing wall mounted gas fired combi boiler providing hot water and heating for the property, double glazed window to rear aspect.

## SITTING ROOM

with radiator, and double glazed window overlooking central communal green, opening leading through into:

## DINING ROOM

with double panelled radiator, set of double glazed sliding doors not only providing access out onto the covered balcony but also allowing a large entry point of light into the room.

## BALCONY

with timber decking and wall mounted lighting, metal railings, providing a wonderful space to both relax and entertain, as well as views over the central communal green with a collection of mature blossom trees.

## BEDROOM 1

with full height set of built-in wardrobes accessed via sliding mirror doors fitted with railings and shelving, radiator, double glazed window to front aspect.

## FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head and

separate hot and cold bath taps, tiled surround, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, tiled splashback, shaver point, wall mounted mirror, heated towel rail, tile effect flooring, LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

## OUTSIDE

To the front the property is approached off College Fields via a tarmac driveway leading to the communal parking area. Communal front entrance door leading through into the Hallway with stairs rising to the first floor in which the property is located and via a panelled glazed door leading into an inner entrance hall shared between this property and others.

## AGENTS NOTES

Tenure - Leasehold

Length of Lease - 97 Years Remaining

Annual Ground Rent - £200

Annual Service Charge - £1,316

Service Charge Review Period - N/A

Council Tax Band - D

Property Type - First Floor Flat

Property Construction - Brick with Tiled Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 731

Parking - 2 Allocated Spaces

## UTILITIES/SERVICES

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

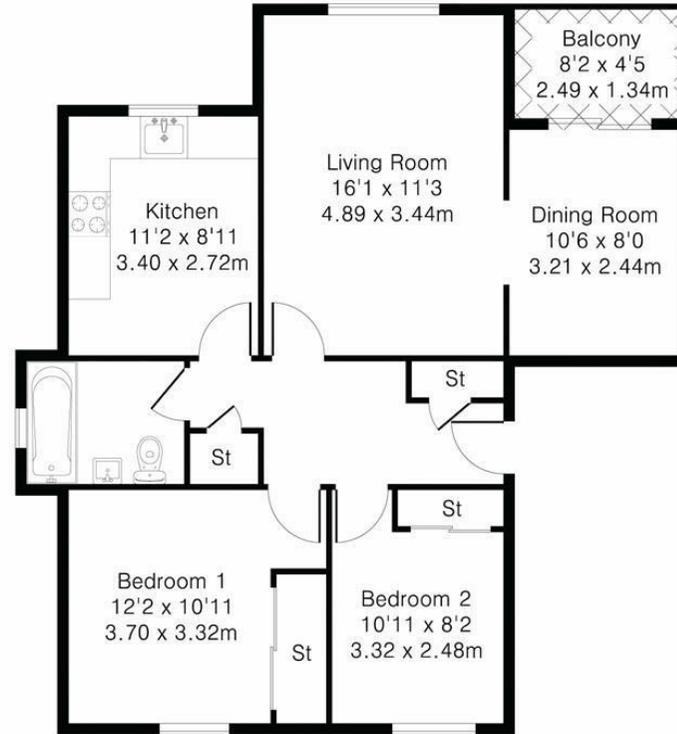
Heating - Boiler and radiators, mains gas

Broadband - Ultrafast Available

Mobile Signal/Coverage - OK



Approximate Gross Internal Area 731 sq ft – 68 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(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	

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Council Tax Band - D

Local Authority - Cambridge City Council



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.



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