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## 4 Hobbs House, Regent Terrace, Cambridge, CB2 1AA

A unique opportunity to purchase this most stylish luxury apartment situated on the first floor of this prestigious development located close to the heart of the Historic City centre with incredibly exclusive and stunning vistas across parker's piece and within easy reach of the mainline station.

Guide Price £600,000

- Prestigious Development
- 2 Double Bedrooms
- 2 Bathrooms (One of which is En-Suite)
- Open Plan Living Area
- Modern & Stylish Kitchen
- 2 Large Balconies
- Views Over Parkers Piece



## ACCOMMODATION

### ENGINEERED WOOD ENTRANCE DOOR

with viewfinder, leading into:

### ENTRANCE HALLWAY

with inset LED downlighters, wall mounted entry video and telecom system, wall mounted thermostat, storage cupboard housing gas fired boiler providing hot water and heating.

### FAMILY BATHROOM

comprising three piece suite with combined shower and panelled bath, wall mounted shower head and secondary shower head attachment, tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, inset storage cupboard and shelves with engineered timber backing, heated towel rail, inset LED downlighters, shaver point, extractor fan.

### OPEN PLAN LIVING/DINING ROOM

A most bright and airy room with engineered oak flooring, inset LED downlighters, wall mounted thermostat, underfloor heating control, set of double doors on either side providing access out onto the main Balcony with tiled flooring, metal rails and providing far reaching views over Parker's Piece. Opening leading through into:





**KITCHEN AREA**

comprises a wealth of wall and base mounted storage cupboards and drawers with a stone work surface, inset stainless steel sink with hot and cold mixer tap and drainer to side, inset 4 ring Siemens electric hob with concealed extractor fan above, Siemens oven below, integrated Indesit dishwasher as well as a integrated Indesit fridge/freezer, concealed Siemens washer/dryer, inset LED downlighters and engineered oak flooring.

**MASTER BEDROOM**

with inset LED downlighters, full height built-in wardrobes with mirror sliding doors fitted with shelves and railings, wall mounted thermostat, double glazed sash window overlooking Parker's Piece and a panelled glazed door leading out to secondary Balcony with tiled flooring, metal rails and providing far reaching views over Parker's Piece. Door to:



**SHOWER ROOM ENSUITE**

comprising three piece suite with walk-in shower cubicle with wall mounted shower head and secondary shower head with a glazed sliding door, stone effect splashback, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, timber upstand, inset mirror, shaver point, heated towel rail, inset LED downlighters, extractor fan.

**BEDROOM 2**

inset LED downlighters, sash window out over looking Parkers Piece



**OUTSIDE**

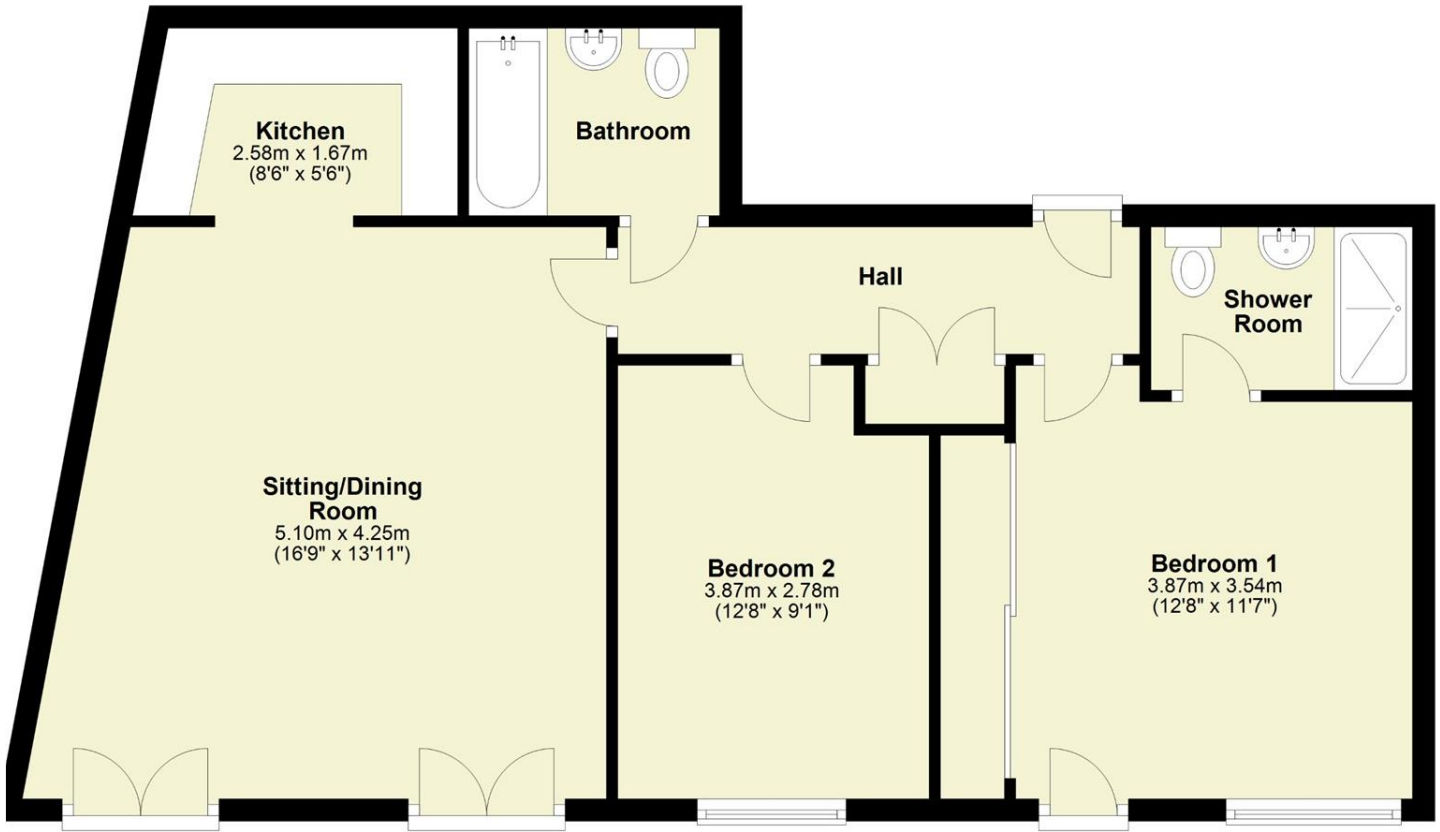
The property is approached off Regent's Terrace via communal entrance door where there is stairs and lift to gain access to the first floor where the property is located.

**AGENTS NOTE**

118 years remaining on the lease  
 Annual ground rent £400  
 Annual service charge £3324



### First Floor



Approx. gross internal floor area 70 sqm (750 sqft)

### Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.