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90 Great Northern Road, Cambridge, CB1 2FX

A stunning south facing contemporary apartment situated on the third floor of this prestigious CB1 development just moments from the mainline railway station. The property boasts two spacious double bedrooms, a south facing balcony overlooking a landscaped central square, and a highly sought after, secure, allocated, underground parking space. The property benefits hugely from no onward chain.

Guide Price £500,000

- Allocated Parking
- No Onward Chain
- Two Double Bedrooms
- Main Bathroom and Large En- Suite Shower Room
- Fitted Contemporary Kitchen
- Double Glazing
- Lift Access to Third Floor
- Stylish CB1 Development



ACCOMMODATION

COMMUNAL ENTRANCE FOYER

with lift or stairs to the third floor.

ENTRANCE HALL

very spacious entrance with room for coat rack and additional furniture. Includes video entry system, large double storage cupboard and a utility cupboard with plumbing for washer/dryer. Amtico "White Oak" flooring which continues throughout the apartment.

KITCHEN AREA

features a stylish combination of grey and white gloss units including a pull-out waste bin system and two pan drawers.

Quartz composite splashback, upstands and extensive worktop incorporating drainage channels to inset 1.5 bowl stainless steel sink, range of fitted appliances including Bosch dishwasher and fridge-freezer, two Siemens ovens (main oven and a combination oven with microwave), Siemens induction hob and retractable extractor hood.

LIVING AREA

a light and airy seating and dining area with double glazed sliding doors leading to a decked balcony with wonderful south facing views over a landscaped square which serves as a communal garden. TV socket provides access to communal TV aerial for terrestrial channels and optional access for Sky+ via subscription.

BATHROOM

contemporary Duravit suite with Hansgrohe fittings, panelled bath with glass shower screen, soft close w.c. with concealed dual flush cistern, feature timber surround to large mirror with inset spotlights and shaver point, chrome heated towel rail.

BEDROOM 1 WITH EN-SUITE

well proportioned room with fitted triple wardrobe and ample space for additional furniture, double glazed window to rear.

EN-SUITE

large, low profile shower enclosure with Hansgrohe fittings and glass sliding doors, Duravit hand basin, feature timber surround to large mirror with inset spotlights and shaving point, soft close w.c. with concealed dual flush cistern, chrome heated towel rail.





BEDROOM 2

spacious second bedroom designed with ample space for king size bed, wardrobe and home office area (additional sockets and telephone point fitted), double glazed window to rear.

ADDITIONAL NOTES

Underfloor heating and hot water is supplied from a communal system which is individually metered.

Heat recovery ventilation system.

Mains powered (with battery backup) smoke and heat detectors.

Access controlled, spacious indoor cycle storage room on ground floor.

Allocated parking space in secure underground car park.

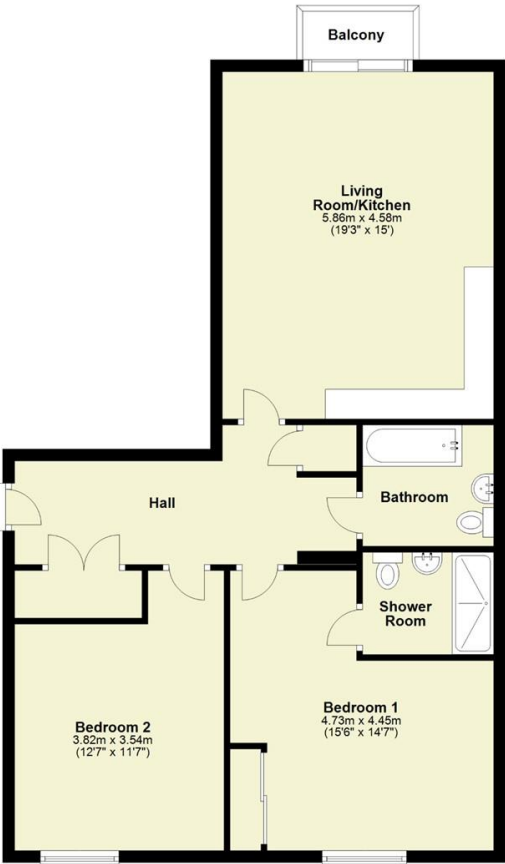
Annual Service/ Maintenance Charge £2,233
CB1 Estate Management Fee £1,150 per annum
Ground Rent £400 per annum







Third Floor

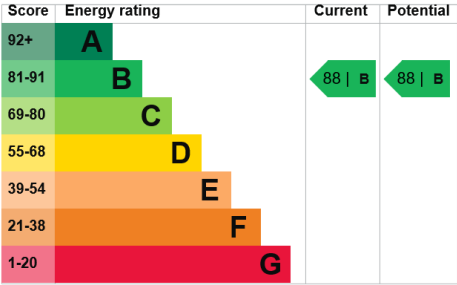


Approx. gross internal floor area 84 sqm (900 sqft)

Energy Rating

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

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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.