



Edeva Court, Cambridge, CB1 8AF

CHEFFINS

Edeva Court

Cambridge,
CB1 8AF

A contemporary ground floor apartment, offering well-proportioned and stylish accommodation, and benefitting from a unique and enviable south-westerly private garden. It enjoys a tucked away position just off Queen Edith's Way, with easy access to Addenbrookes Hospital (0.5 miles), ARM, Cambridge Leisure, the city centre, Cambridge Station and the CB1 Business District (1.7 miles), the M11 (2.9 miles), Stansted Airport (27.4 miles) and other major transport links.

LOCATION

Located off Wulfstan Way within the Queen Edith's Ward of Cambridge, and close to a range of local amenities, Edeva Court was built in 2015. The immediate vicinity has a hairdresser, coffee shop, GP surgery, pharmacy, convenience store and other shops.

2 2 1

Guide Price £350,000





ENTRANCE HALL

Accessed via the front entrance door from the communal hallway, the apartment's own entrance hall has engineered oak flooring, double built-in storage cupboard (housing a gas-fired condensing boiler serving radiators with thermostatic valves), entry telecom system, and doors leading to rooms, starting with:

OPEN PLAN LIVING ROOM

The kitchen area comprises a range of white base- and wall-mounted storage cupboards and drawers, composite stone worktops, inset stainless steel sink with chrome mixer tap and drainer to side, integrated appliances including single oven, dishwasher, fridge/freezer, washer/dryer, 4 ring gas hob with glass splash-back and concealed extractor hood over. The living area continues the engineered oak flooring and inset spotlights, and has a radiator and a set of double-glazed sliding patio doors. Besides providing a lot of light, they also provide views and access to the private rear garden.

MASTER BEDROOM

Double-glazed window to front aspect, built-in wardrobe, radiator. Door to:

EN SUITE SHOWER ROOM

The shower cubicle has a frameless sliding door, low level w.c with concealed dual flush cistern, wash basin with mixer tap, ceramic wall and floor tiles, heated towel rail, wall-mounted mirror and inset spotlights.

BEDROOM 2

Double glazed window to front aspect, radiator.

BATHROOM

Contains a shower over panelled bath with glazed shower screen, low level w.c with concealed dual flush cistern, wash basin with mixer tap, ceramic wall and floor tiles, heated towel rail, wall mounted mirror and inset spotlights.

OUTSIDE

The property enjoys a unique private garden, predominantly laid to lawn with shrub border. A

paved patio area covers the full width of the garden and provides a wonderful space to both relax and entertain. The property is approached off Wulfstan Way via a tarmac driveway leading to a set of secure electronic gates for both vehicle and pedestrian access. These gates lead to the off-road parking spaces, which include an allocated space for this property. The apartment can be accessed via the communal entrance door but there is also a secure side gate from the garden which could also be used for regular access. There are cycle and bin stores available in the development.

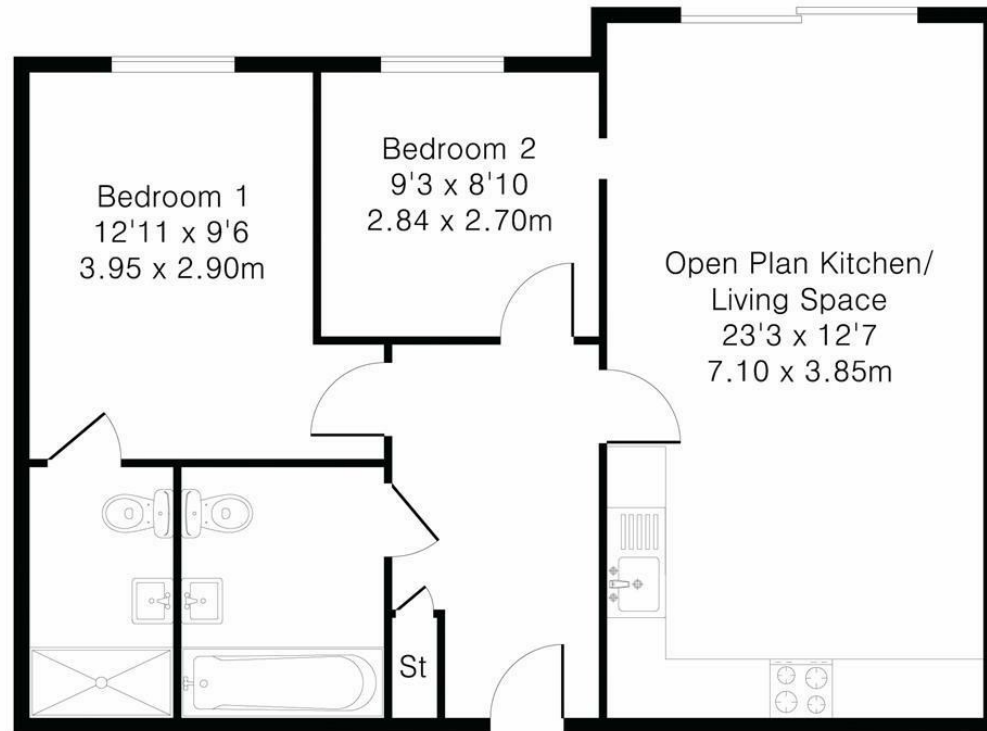
AGENTS NOTES

Tenure - Leasehold
 Length of Lease - 141 Years Remaining
 Annual Ground Rent - £250
 Annual Service Charge - £1,815
 Service Charge Review Period - N/A
 Council Tax Band - C
 Property Type - Ground Floor Flat
 Property Construction - Brick with Flat Roof
 Number & Types of Room - Please refer to floor plan
 Square Footage - 678
 Parking - Allocated Parking Space

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 - Good

Approximate Gross Internal Area 713 sq ft – 66 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(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 £350,000

Tenure - Leasehold

Council Tax Band - C

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.

CHEFFINS

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk



CHEFFINS

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.