



Springfield Road, Cambridge, CB4 1HY

**CHEFFINS**

## Springfield Road

Cambridge,  
CB4 1HY

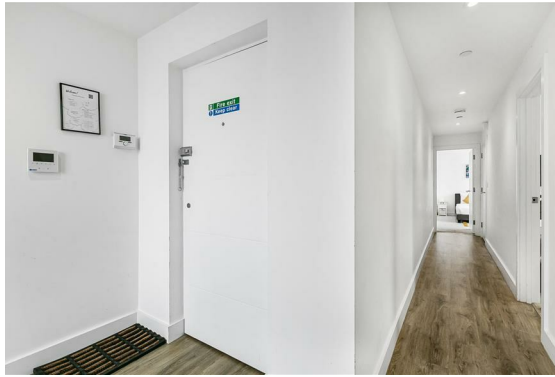
- No Upward Chain
- Furniture Available by Separate Negotiation
- Penthouse with Rooftop Views
- Sought After City Location
- Allocated Parking Space for One Car

A most impressive three bedroom penthouse apartment with rooftop views, occupying a sought after position within this popular residential area. The contemporary accommodation extends to approximately 1078 sq. ft. And benefits from a private balcony and an abundance of natural light, conveniently location within easy reach of the surrounding amenities.

3 2 2

**Guide Price £650,000**





**ENTRANCE HALLWAY**

With entrance door, door to private balcony with heat pump, wood effect flooring, doors to

**LIVING ROOM**

With patio doors to private balcony, wood effect flooring, storage cupboards, opening to

**KITCHEN/DINER**

With windows to the front and side aspect, contemporary handleless kitchen with range of eye and base level units, quartz counter with undermounted sink and a half with mixer tap over, integrated appliances include slimline dishwasher, fridge freezer, oven and four ring electric hob with extractor hood over, space and plumbing for washing machine, large storage cupboard housing hot water cylinder

**PRINCIPLE BEDROOM**

With windows to the side aspect, fitted wardrobes with sliding doors, door to

**EN-SUITE SHOWER ROOM**

With contemporary suite comprising; low level wc with hidden cistern and eco flush button, wall mounted wash basin with chrome mixer tap, glass and chrome shower cubicle, tiled floor, part tiled walls, chrome heated towel rail

**BEDROOM TWO**

With window to the side aspect, bifold door to

**BEDROOM THREE**

With window to the side aspect

**FAMILY BATHROOM**

With window to side aspect, contemporary suite comprising low level wc with hidden cistern and eco flush button, wall mounted wash basin with chrome mixer tap, panelled bath with shower over, chrome heated towel rail, part tiled walls, tiled floor

**AGENTS NOTES**

Tenure - Leasehold

Length of Lease - 994 Years Remaining

Annual Ground Rent - £0

Annual Service Charge - £2,306

Service Charge Review Period - N/A

Council Tax Band - D

Property Type - Penthouse Apartment

Property Construction - Brick with Flat Roof

Number & Types of Room - Please refer to floor plan

Square Footage - 1078

Parking - Allocated Parking Space

**UTILITIES/SERVICES**

Electric Supply - Mains Supply

Water Supply - Mains Supply

Sewerage - Mains Supply

Heating - Air source heat pump, radiators, electric

Broadband - Ultrafast Available

Mobile Signal/Coverage - Good





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 83                      | 83        |
| (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 |           |

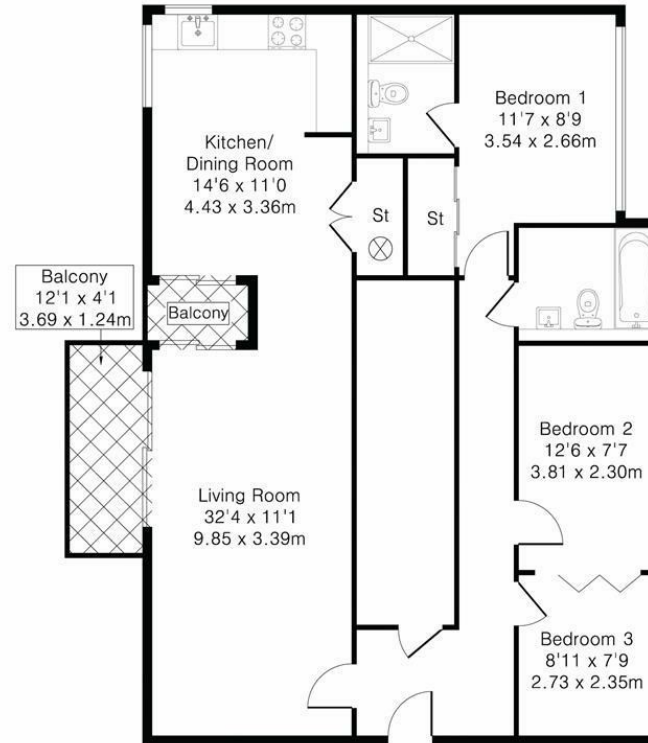
Guide Price £650,000

Tenure - Leasehold

Council Tax Band - D

Local Authority - Cambridge City Council

Approximate Gross Internal Area 1078 sq ft – 100 sq m



Third Floor Flat



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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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.