



Coldhams Lane, Cambridge, CB1 3JH



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An extremely well-proportioned first floor apartment, offering well-proportioned and open plan accommodation alongside two double bedrooms as well as a balcony, occupying a prominent position on this well-located street close to the city centre, Cambridge Station and other major commuter links.

Windsor Gate, developed by MPM Merchant, presents a modern gated community comprising eight three-story townhouses and six distinctive apartments. These residences feature classic architectural styles paired with contemporary, light-filled interiors. Each unit includes access to gated parking and either enclosed gardens, courtyards, or balconies, all crafted with meticulous attention to detail and quality materials. Situated to the east of Cambridge City Centre, Windsor Gate offers convenient proximity to the city's vibrant array of high street shops, boutique stores, and its historic daily market. Addenbrookes Hospital, a renowned teaching hospital, is located just 2.8 miles from the development. Additionally, the properties enjoy excellent access to major roadways, and Cambridge Station provides direct services to London Kings Cross in less than 50 minutes.

2 2 1

Guide Price £350,000





COMMUNAL ENTRANCE

A panelled glazed entrance door leading through into the space, which can also be accessed from the rear car park, where there are stairs rising to the first floor, leading to the:

PANELLED ENTRANCE DOOR

with peephole to front leading to:

ENTRANCE HALLWAY

with wood effect flooring, panelled door leading through into:

OPEN PLAN LIVING/KITCHEN/DINING ROOM

Kitchen comprises a collection of both wall and base mounted storage cupboards and drawers fitted with a soft closing feature with wood effect work surface with inset stainless steel sink with hot and cold mixer tap and drainer to side, integrated 4 ring AEG induction hob with extractor hood above and AEG oven below, integrated and concealed fridge/freezer and dishwasher, integrated washer/dryer, AEG microwave oven, wood effect flooring, inset LED downlighters, double glazed window out onto rear aspect. Opening through to Open Plan Living/Dining Room with continuation of the wood effect flooring, wall mounted entry telecom video system, inset LED downlighters, wall mounted underfloor heating control, double glazed window out onto rear aspect, panelled door providing access into airing cupboard housing hot water cylinder.



PRINCIPAL BEDROOM SUITE

with continuation of the wood effect flooring, full height built-in wardrobes accessed via mirror sliding doors, panelled door providing access into further storage, set of double glazed French doors leading out onto balcony and a panelled door providing access to:

ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head and accessed via a glazed shower door, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, wall mounted mirror, lighting, shaver point, wood effect upstand, wood effect flooring, heated towel rail, inset LED downlighters, extractor fan.



BEDROOM 2

with continuation of the wood effect flooring from main reception room, wall mounted underfloor heating control, panelled door providing access into built-in wardrobe, inset LED downlighters, double glazed window to rear aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head and hot and cold mixer bath taps with glazed shower partition, tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, storage cupboards beneath wash hand basin, wood effect upstand, heated towel rail, shaver point, wall mounted mirror, inset LED downlighters, wood effect flooring, extractor fan, double glazed window out onto front aspect.

BALCONY

with timber decking and frosted glazed panelling and providing far reaching views over towards the airport and provides a comfortable space for outside entertaining and dining.

AGENTS NOTES

Tenure - Leasehold
 Length of Lease - 144 Years Remaining
 Annual Ground Rent - £300
 Annual Service Charge - £1,186
 Service Charge Review Period - Annual
 Council Tax Band - B
 Property Type - First Floor Apartment
 Property Construction - Brick with Tiled Roof
 Number & Types of Room - Please refer to floor plan
 Square Footage - 709
 Parking - Allocated Parking Space

UTILITIES/SERVICES

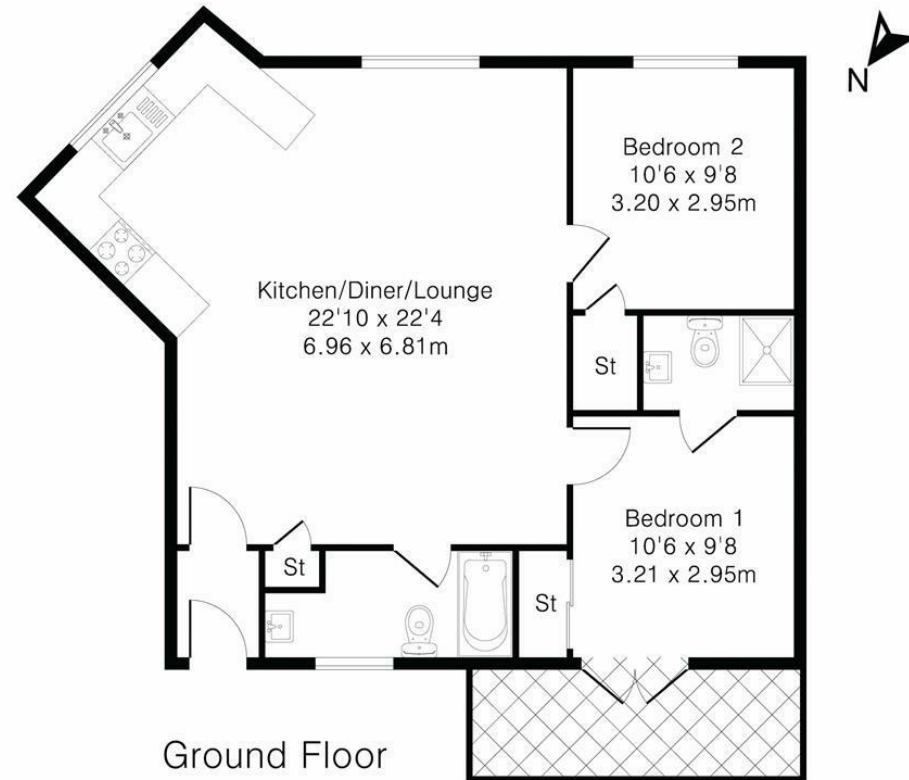
Electric Supply - Mains Supply
 Water Supply - Mains Supply
 Sewerage - Mains Supply
 Heating - Underfloor Heating and Heated Towel Rails
 Broadband - Ultrafast Available
 Mobile Signal/Coverage - Good



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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	

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 Council Tax Band - B
 Local Authority - Cambridge

Approximate Gross Internal Area 709 sq ft – 66 sq m



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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.