





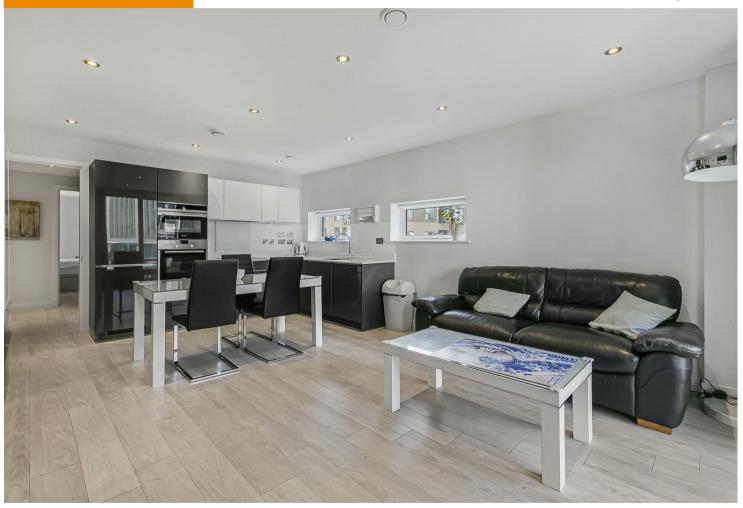
## **Great Northern Road**

Cambridge, CB1 2FX

An extremely stylish and airy apartment, benefitting from being positioned at the end of the building allowing for additional aspects of light, located on the second floor of this prestigious CB1 development, just moments away from the Cambridge Station as well as a south facing balcony overlooking a landscaped central square, and a highly sought after, secure, allocated, underground parking space.



# Guide Price £550,000



Cambridge | Ely | Haverhill | Newmarket | Saffron Walden | London

## CHEFFINS













## **COMMUNAL ENTRANCE FOYER**

with lift or stairs to the second floor.

### **ENTRANCE HALL**

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.

## OPEN PLAN KITCHEN/DINING/LIVING ROOM

### **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/DINING 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 as well as benefitting from a collection of windows to the side aspect, enhancing the already light and airy atmosphere.

## **BATHROOM**

contemporary Duravit suite with Hansgrohe taps and showers, w.c. with soft close seat, concealed dual flush cistern, wash hand basin with feature timber mirror surround with inset spotlights and shaver point, large fitted mirror, panelled bath with glass shower screen and fitted shower over, tiled surround, heated chrome towel rail and recessed lighting.

#### PRINCIPLE BEDROOM SUITE

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

## **EN-SUITE SHOWER-ROOM**

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.

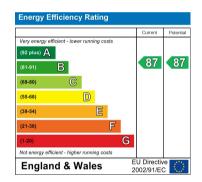
Access controlled, spacious indoor cycle storage room on ground floor.

Allocated parking space in secure underground car park.

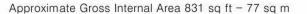
#### **AGENTS NOTE**

Length of Lease - 999 years Years Remaining - 990 years Ground Rent - £400.00 per annum Annual Service Charge - £4278.16 per annum





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Tenure - Freehold
Council Tax Band - D
Local Authority - Cambridge





Second Floor Flat



Although Pink Plan Itd 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.







