



Great Northern Road, Cambridge, CB1 2FX



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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.

2 2 1

Guide Price £550,000





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





Approximate Gross Internal Area 831 sq ft – 77 sq m



Second Floor Flat

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 87 | 87 |
| (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 £550,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - Cambridge



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