



Hampden Gardens, Cambridge, CB1 3EL



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A well presented second floor apartment, offering a light and airy open plan living area, forming part of this established development, benefitting from allocated parking and communal grounds, Hampden Gardens benefits from being situated in a highly convenient location with an ease of access to the city centre, Coldham's common, Cambridge Station and other major commuter links.

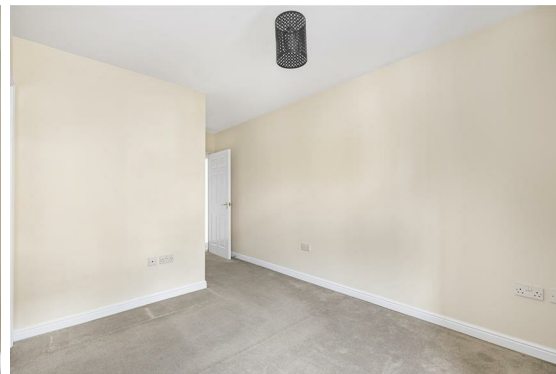
LOCATION

Hampden Gardens in Cambridge offers an ideal location with a wealth of nearby amenities and excellent accessibility. Situated just a short walk from the vibrant Mill Road, residents have easy access to a variety of independent shops, cafes, and restaurants, providing a diverse range of dining and shopping options. The area is also conveniently close to Cambridge Railway Station, making it ideal for commuters, with regular services to London and other major destinations. Nearby, you'll find several green spaces, including Parker's Piece and Midsummer Common, perfect for outdoor activities and relaxation. The location also benefits from proximity to major supermarkets, healthcare facilities, and educational institutions, including Anglia Ruskin University. With excellent public transport links and easy access to the city centre, Hampden Gardens combines convenience with a vibrant, community-focused lifestyle.



Guide Price £275,000





ENTRANCE HALL

Accessed via front door, with fitted cupboard, wall mounted entry telecom system, radiator and doors leading into respective rooms, starting with:

OPEN PLAN LIVING AREA

KITCHEN

Comprising a collection of wall and base mounted storage cupboards and draws, with a stone effect roll-top work surface, inset stainless steel sink with hot and cold mixer tap, drainer to side, intergrated 4 ring gas hob with extractor hood above. tiled splash back and intergrated oven below, intergrated and concealed dishwasher, washer dryer and undercounter fridge, cupboard housing wall-mounted gas fired boiler providing hot water and heating to the property, Karndean tile flooring and double glazed window to rear aspect.

LIVING/DINING AREA

With tiled effect flooring, radiator, double glazed windows to side and rear aspect as well as a set of double doors opening inwards to create a Juliette balcony.

BEDROOM

With built-in wardrobes, fitted with railings and shelving, radiator and double glazed window to side aspect carpet flooring.

FAMILY BATHROOM

Comprising a three piece suite, with a combined shower and bath, wall mounted showerhead, hot and cold mixer bath taps with glazed shower partition, low level W.C. with concealed dual hand flush, hand wash basin with seperate hot and cold taps, all of this with a tiled surround. heated towel rail, extractor fan, tiled effect flooring.

OUTSIDE

The property benefits from well-maintained communal gardens to the front, side, and rear, offering a pleasant outdoor environment. Additionally, there is an allocated parking space conveniently located near the entrance, along with secure, covered bicycle storage for added convenience. The allocated parking is undercroft with a fob to operate the gate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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 £275,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - Cambridge

Approximate Gross Internal Area 538 sq ft – 50 sq m



Second Floor



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.

