



Great Northern Road, Cambridge, CB1 2FY

**CHEFFINS**

# Great Northern Road

Cambridge,  
CB1 2FY

An immaculately presented and much improved third floor apartment, with video entry system, offering well proportioned accommodation, benefitting from a covered balcony facing toward the southern aspect as well as a secure underground parking space (which can earn £150-£200 PCM), all situated in this highly convenient central location with immediate access to Cambridge Station, the city centre, Mill Road and other major commuter links.

## LOCATION

Great Northern Road is a prime location in Cambridge, situated a moment away from the city's main transport hub, Cambridge Station. This central location offers fantastic access to London, with frequent train services to London King's Cross and Liverpool Street taking approximately 50-60 minutes, making it ideal for commuters. London Stansted airport is just 30 mins away. The area around Great Northern Road is vibrant and well-served by a variety of amenities. Just a short walk away is Cambridge Leisure Park, home to a range of entertainment options, including restaurants, bars, a cinema, and a gym. Local supermarkets such as Tesco and Sainsbury's are also conveniently nearby for daily essentials. For green spaces, residents can enjoy walks in the tranquil Botanic Gardens, nearby Hills Road Park and access to the expansive Parker's Piece, just a short stroll away. Great Northern Road is also well-connected to the Cambridge Biomedical Campus and Addenbrooke's Hospital via public transport, while the city centre, with its historic colleges, shopping destinations like The Grand Arcade, and a rich variety of dining options, is within easy reach by foot, bike, taxi (taxi rank at Cambridge Station) or bus.



**Guide Price £450,000**





## ENTRANCE DOOR

into;

## ENTRANCE HALLWAY

with peephole, specialist acoustic floor tiles, inset LED downlighters, wall mounted entry telecom system, deep storage cupboard housing NVHR, wall mounted HUI providing hot water and heating for the property, other available storage with lighting.

## OPEN PLAN

### KITCHEN/LIVING/DINING AREA

Kitchen which has been much improved and fitted to a high specification which comprises a collection of both wall and base mounted storage cupboards and drawers fitted with soft close feature with wood effect work surface with inset sink with hot and cold mixer tap, drainer to side, drinking water tap adjacent, integrated 4 ring induction hob with splashback and Bosch extractor hood above, Bosch oven below, space for fridge/freezer, space and plumbing for washer/dryer, integrated and concealed dishwasher, continuation of the work surface which is slightly elevated to create a breakfast bar area with further storage under, continuation of the acoustic floor tiling from the entrance hallway, inset LED downlighters, double panelled radiator, opening through into Living/Dining Room with a tiled effect feature wall,

continuation of flooring from the kitchen, inset LED downlighters, double glazed windows to rear aspect, full height panelled glazed door leading out onto covered balcony with timber decking and glass balustrades enclosing the space to both relax and entertain.

## PRINCIPAL BEDROOM

with a wealth of fitted wardrobes accessed via mirror sliding doors, full height radiator, full height double glazed window out onto rear aspect.

## BEDROOM 2

with radiator, inset LED downlighters, full height double glazed window overlooking balcony and 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 tap, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, decorative tiled surround, heated towel rail, wood effect flooring, wall mounted mirror, storage cupboard, extractor fan.

## AGENTS NOTE

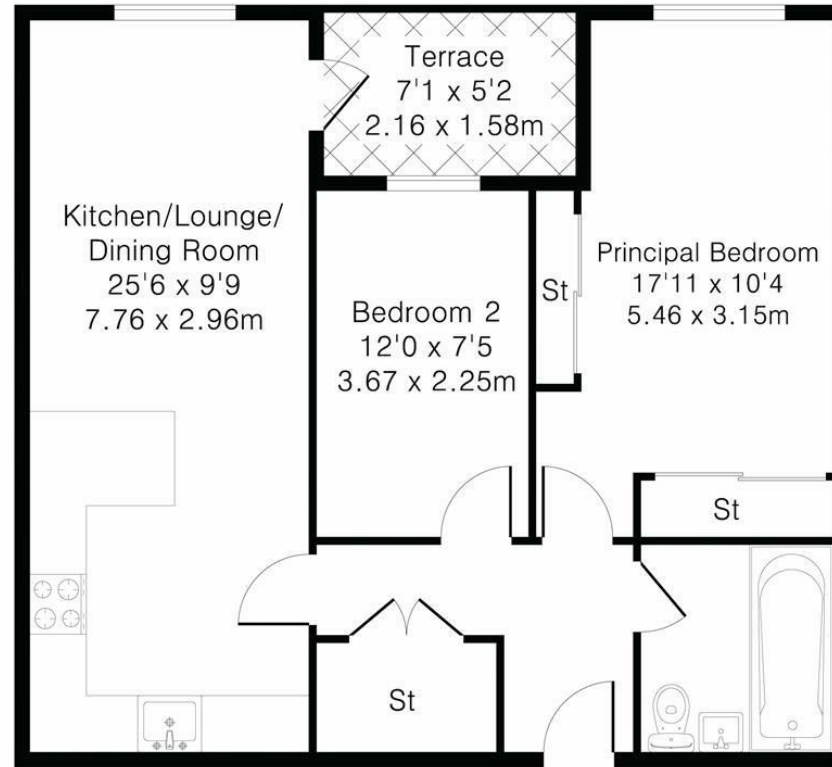
Length of Lease - 125 Years Remaining

Annual Ground Rent - £0

Annual Service Charge - £3,235.00



Approximate Gross Internal Area 653 sq ft - 61 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Guide Price £450,000

Tenure - Leasehold

Council Tax Band - D

Local Authority - Cambridge City Council



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.