



Regency Square, Cambridge, CB1 3WL



# Regency Square

Cambridge,  
CB1 3WL

An extremely well presented ground floor apartment forming part of this attractive and sought after scheme within a private square conveniently located within close proximity to the railway station and a host of local amenities.

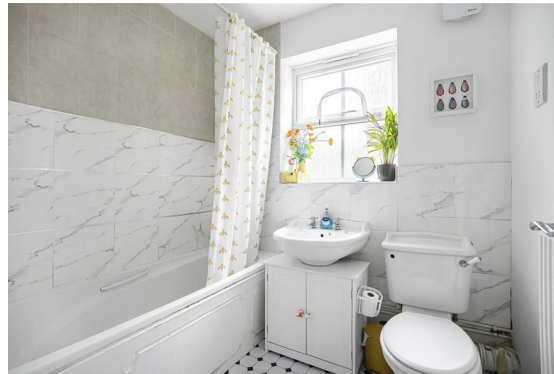
## LOCATION

Regency Square, located in the southern-central part of Cambridge, is a vibrant residential area known for its elegant architecture and proximity to key city landmarks. Nestled near the bustling Cambridge Leisure Park, it offers residents easy access to entertainment options such as cinemas, restaurants, and a bowling alley. The square itself features well-maintained green spaces and is surrounded by a mix of modern apartments and traditional-style homes. Accessibility is a highlight of Regency Square, with its close proximity to Cambridge Railway Station, providing direct train connections to London and other major cities. Frequent bus services and cycle-friendly paths connect the area seamlessly to the historic city center, just a short distance away. Amenities include nearby supermarkets like Sainsbury's and small local shops, as well as popular cafes and independent eateries that cater to a variety of tastes. The surrounding area boasts several parks, such as the tranquil Cambridge University Botanic Garden, perfect for leisure and recreation. Regency Square's prime location and blend of conveniences make it a sought-after area for professionals, families, and students alike.

2 2 1

Guide Price £350,000





## COMMUNAL ENTRANCE DOOR

Leading through into:

## COMMUNAL ENTRANCE HALL

With door leading through into:

## ENTRANCE HALL

with entry phone system, airing cupboard with hot water cylinder, further storage cupboard, radiator.

## KITCHEN

range of wall and base units, built-in appliances including fridge/freezer, oven, hob and cooker hood, plumbing for dishwasher and washing machine, sink, mixer tap and splashbacks, double glazed window to front, cupboard with central heating boiler.

## LIVING ROOM

A superb room with double glazed bay window to front, further window both with views overlooking the gardens, two radiators.

## BATHROOM

with three piece white suite with double glazed window to rear, radiator, partly tiled.

## BEDROOM 1

range of fitted wardrobes, double glazed bay window to rear.

## ENSUITE SHOWER ROOM

with three piece white suite, decorative tiled splashbacks, double glazed window to rear.

## BEDROOM 2

with double glazed window to rear, radiator.

## OUTSIDE

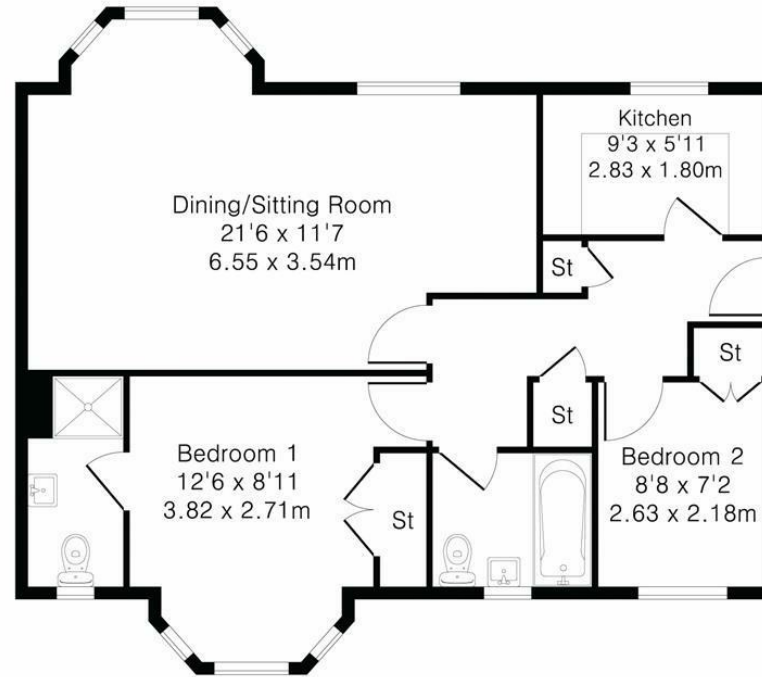
There are beautifully kept communal gardens with various lawned areas, central paved pathway with range of mature trees, cycle store and covered CAR PORT.

## AGENTS NOTE

Tenure - Leasehold  
 Length of Lease - 101 Years Remaining  
 Annual Ground Rent - £95  
 Annual Service Charge - £1,656.75  
 Service Charge Review Period - N/A



Approximate Gross Internal Area 700 sq ft - 65 sq m



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(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 £350,000

Tenure - Leasehold

Council Tax Band - C

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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