



Great Northern Road, Cambridge, CB1 2FY

CHEFFINS

Great Northern Road

Cambridge,
CB1 2FY

- Second Floor Apartment
- Corner Position Creating Highly Unique Accommodation
- South Facing Covered Balcony
- Two Double Bedrooms With Fitted Wardrobes
- Two Bathrooms
- Undercroft Parking
- Off-Road Secure Bike Storage

An excellent opportunity to acquire a beautifully designed and light-filled apartment, positioned at the end of the building to maximize natural light from multiple aspects. Situated on the second floor of the prestigious CB1 development, it offers an enviable location just moments from Cambridge Station and benefitting from a highly sought-after, secure, allocated underground parking space.

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Guide Price £500,000





COMMUNAL ENTRANCE FOYER

with lift or stairs to second floor which leads to:

ENTRANCE DOOR

with peephole back into the communal entrance hall and leading through into:

INTERNAL ENTRANCE HALL

with wall mounted video entry system, large double storage cupboard, utility cupboard for washer/dryer, Amtico "white oak" flooring which continues throughout the property and leading into respective rooms.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

which benefits from most uniquely shaped, however, has been cleverly designed to allow a wealth of sunlight into this wonderful open plan room and provides a light and airy aspect to this room. The room comprises Kitchen Area which comprises a collection of wall and base mounted storage cupboards and drawers fitted with a soft close feature and is a combination of grey and white gloss units with a quartz work surface with inset stainless steel sink with hot and cold mixer tap, drainer to side, integrated induction hob, extractor hood above, microwave and oven below, integrated and concealed fridge/freezer, dishwasher. The current owners have invested in creating a kitchen island with a similar specification to the main kitchen units comprising additional storage space or an informal

breakfast bar and seating area., inset LED downlighters, Amtico "white oak" flooring, opening into both the living and dining area where there is a continuation of the Amtico flooring, further inset LED downlighters, wall mounted underfloor heating control and a range of full height double glazed windows including a set of double sliding doors leading out to covered balcony.

PRINCIPAL BEDROOM

with full height built-in wardrobes accessed via a sliding door fitted with railings and shelving, full height double glazed window to rear aspect and door leading through into:

ENSUITE SHOWER ROOM

which comprises of a three piece suite with large walk-in shower cubicle with dual wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wood effect upstand, wall mounted mirror, shaver point, heated towel rail, wood effect flooring, inset LED downlighters and extractor fan.

BEDROOM 2

with full height built-in wardrobes accessed via sliding doors fitted with railings and shelving, wall mounted heating control, full height double glazed window out onto rear aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with dual 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, tiled surround, wall mounted mirror, shaver point, inset LED downlighters, wood effect upstand, heated towel rail, wood effect flooring, extractor fan, inset LED downlighters.

OUTSIDE

The property benefits from a covered balcony space providing an excellent area to both relax and entertain all year round and benefits from being on the southern facing aspect and is laid to timber decking with metal and glass balustrading enclosing the space.

AGENT'S NOTE

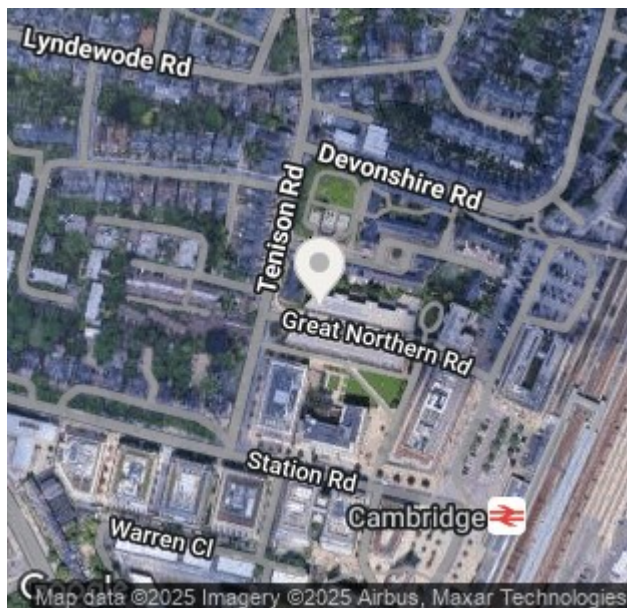
Lease Length: 999 years

Years Left: 990 years

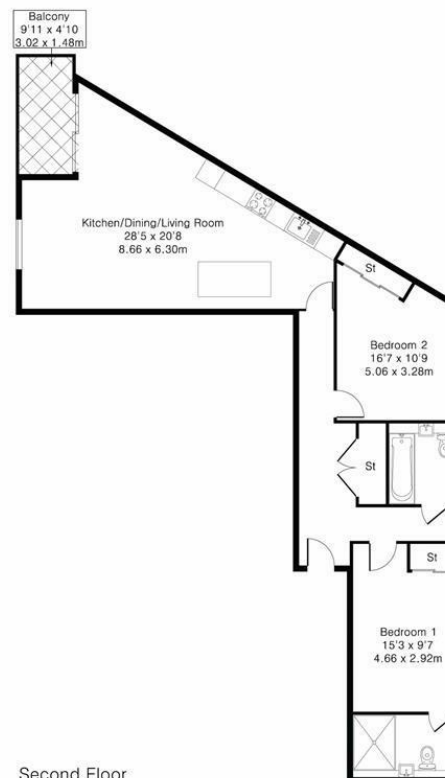
Ground Rent: £604.47 per annum

Service Charge: £5,500.00 per annum





Approximate Gross Internal Area 938 sq ft - 87 sq m



Second Floor

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) 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 £500,000

Tenure - Leasehold

Council Tax Band - D

Local Authority - Cambridge



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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.

