



Laburnum House, Cambridge, CB4 1FY

CHEFFINS

Laburnum House

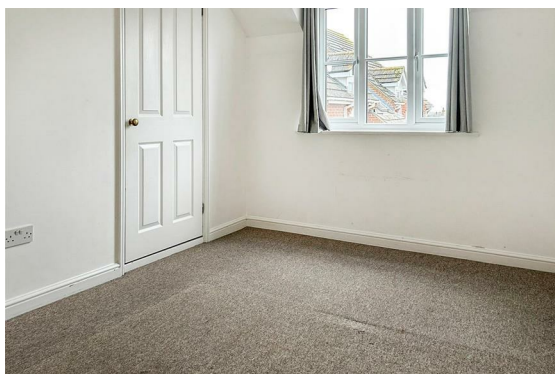
Woodhead Drive, Cambridge,
CB4 1FY

A well presented two bedroom second floor apartment extending to approximately 536sqft within this popular residential development off Milton Road with easy access to the Science Park, City centre and major transport links including Cambridge North Station and the A14. The property further benefits from allocated parking.



Guide Price £250,000





COMMUNAL ENTRANCE DOOR

leading into communal entrance hall with stairs leading up to second floor

ENTRANCE HALL

with electric storage heater, loft space, fuse boxes, airing cupboard containing hot water tank and access into various rooms.

SITTING ROOM

with dual aspect Juliet balconies overlooking front and side of the property, electric storage heater and down light.

KITCHEN

with a range of wall and floor units, laminate worktop, laminate flooring, part tiled walls, upvc double glazed window overlooking front of the property, four ring Indesit electric hob, extractor fan, integrated Whirlpool oven, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, space for fridge and freezer.

BEDROOM 1

with UPVC double glazed window overlooking rear of the property,

electric storage heater, down light and built in wardrobe with hanging rail and shelving.

BEDROOM 2

with UPVC double glazed window overlooking rear of the property, electric storage heater, down light, built in wardrobe with hanging rail and shelving.

BATHROOM

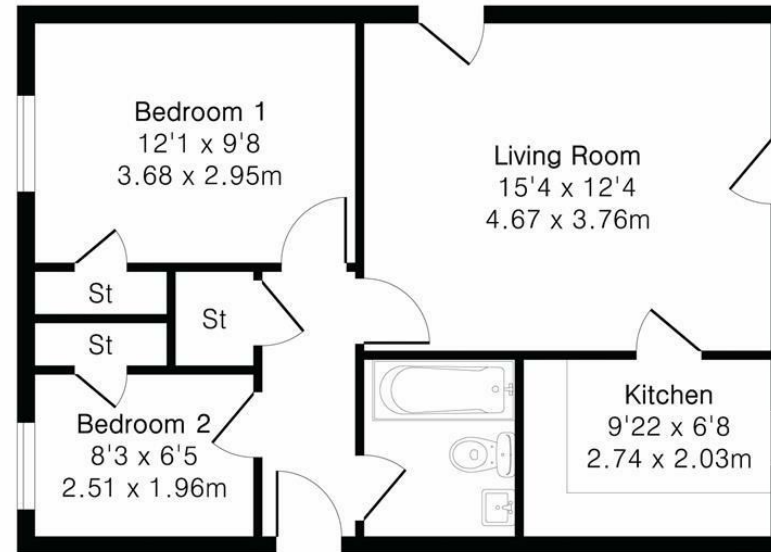
three piece suite comprising of bath with electric shower over, low level WC, hand wash basin with mixer tap, electric heater, extractor fan, vinyl flooring and tiled walls, down light.

AGENTS NOTE

Tenure - Leasehold
Length of Lease - 93 Years Remaining
Annual Ground Rent - £130
Annual Service Charge - £2,069
Service Charge Review Period - N/A



Approximate Gross Internal Area 536 sq ft - 50 sq m



Second Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	76
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Guide Price £250,000

Tenure - Leasehold

Council Tax Band - C

Local Authority - Cambridge City Council



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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