



Petersfield, Cambridge, CB1 1BB

CHEFFINS

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Cambridge,
CB1 1BB

A spacious three bedroom first floor apartment forming part of this highly sought after development. The accommodation extends to approximately 834sqft and further benefits from allocated underground parking and balcony and is located in a central city location close to Parker's Piece, Cambridge station and a wealth of other local amenities.

LOCATION

Petersfield Mansions offers an exceptional location in the heart of Cambridge, combining city-centre convenience with a peaceful residential setting. Situated just off Mill Road and within easy walking distance of the historic city centre, Cambridge railway station, and Parker's Piece, residents enjoy effortless access to shops, cafés, restaurants, and green spaces. Excellent transport links, including regular bus routes and direct train services to London, make commuting simple, while nearby cycle paths provide a sustainable way to explore the city.

 3  1  1

Guide Price £525,000



**OAK DOOR**

leading into:

ENTRANCE HALL

carpeted, downlighter, cupboard containing water tank, access into various rooms.

SITTING ROOM

carpeted, downlighter, upvc double glazed bay window overlooking green space to the front of the property and Parker's Piece.

KITCHEN

with a range of floor and wall mounted units, laminate worktop, one and a half bowl stainless steel sink and drainer, integrated Zanussi oven and integrated Zanussi 4 ring induction hob with extractor fan, integrated fridge and Hotpoint microwave, upvc double glazed window overlooking green to the front of the property, tiled flooring, part tiled walls, downlighter, space and plumbing for washing machine and space and plumbing for dishwasher.

PRINCIPAL BEDROOM

carpeted, built-in wardrobe, downlighter, windows overlooking rear of the property, door out onto balcony, downlighter and wall lights, door into:

ENSUITE SHOWER ROOM

with tiled flooring, three piece suite comprising of walk-in shower, low level w.c. and wash hand basin with mixer tap, part tiled walls, extractor fan, electric heater.

BEDROOM 2

carpeted, built-in wardrobe and hanging rail, downlighter, upvc double glazed window overlooking the rear of the property.

BEDROOM 3/STUDY

carpeted, built-in wardrobe and hanging rail, further built-in storage cupboard, upvc double glazed window, downlighter.

BATHROOM

three piece suite comprising bath with shower over, wash hand basin with mixer tap and low level w.c., part tiled walls, tiled floor, downlighter, electric heater, extractor fan.

OUTSIDE

The property is approached via pathway with steps up into communal entrance door which is tiled, lighting and stairs up to first floor, internal corridor with a lift at the end which will also take you up to the property, rear entrance door into a communal lobby from the parking area. There is also an additional storage unit within the basement of the building.

The apartment is on the first floor.

Allocated parking space labelled 45. The parking is underground. Ample visitors parking, communal terrace area with raised beds containing a variety of plants, shrubs and hedging, communal seating area.

AGENTS NOTE

Tenure - Leasehold

Length of Lease - 968 Years Remaining

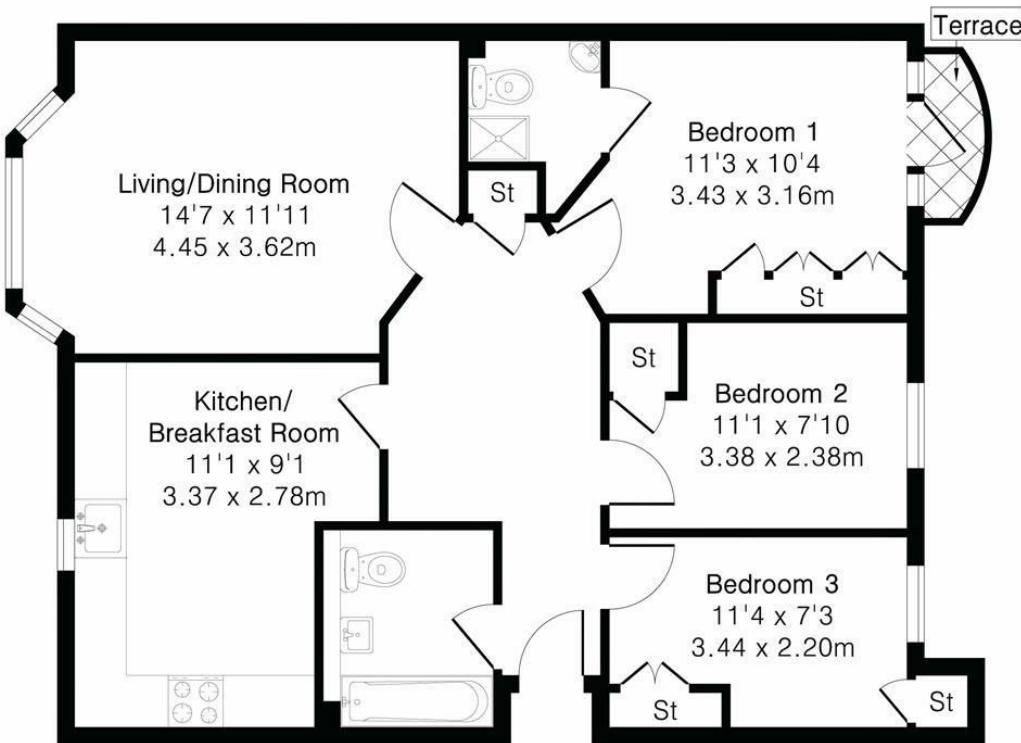
Annual Ground Rent - £0 - A ground rent recovery is included within the service charge fee.

Annual Service Charge - £2,961.88

Service Charge Review Period - N/A



Approximate Gross Internal Area 834 sq ft - 77 sq m



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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 £525,000

Tenure - Leasehold

Council Tax Band - F

Local Authority - Cambridge City Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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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>.

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.



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