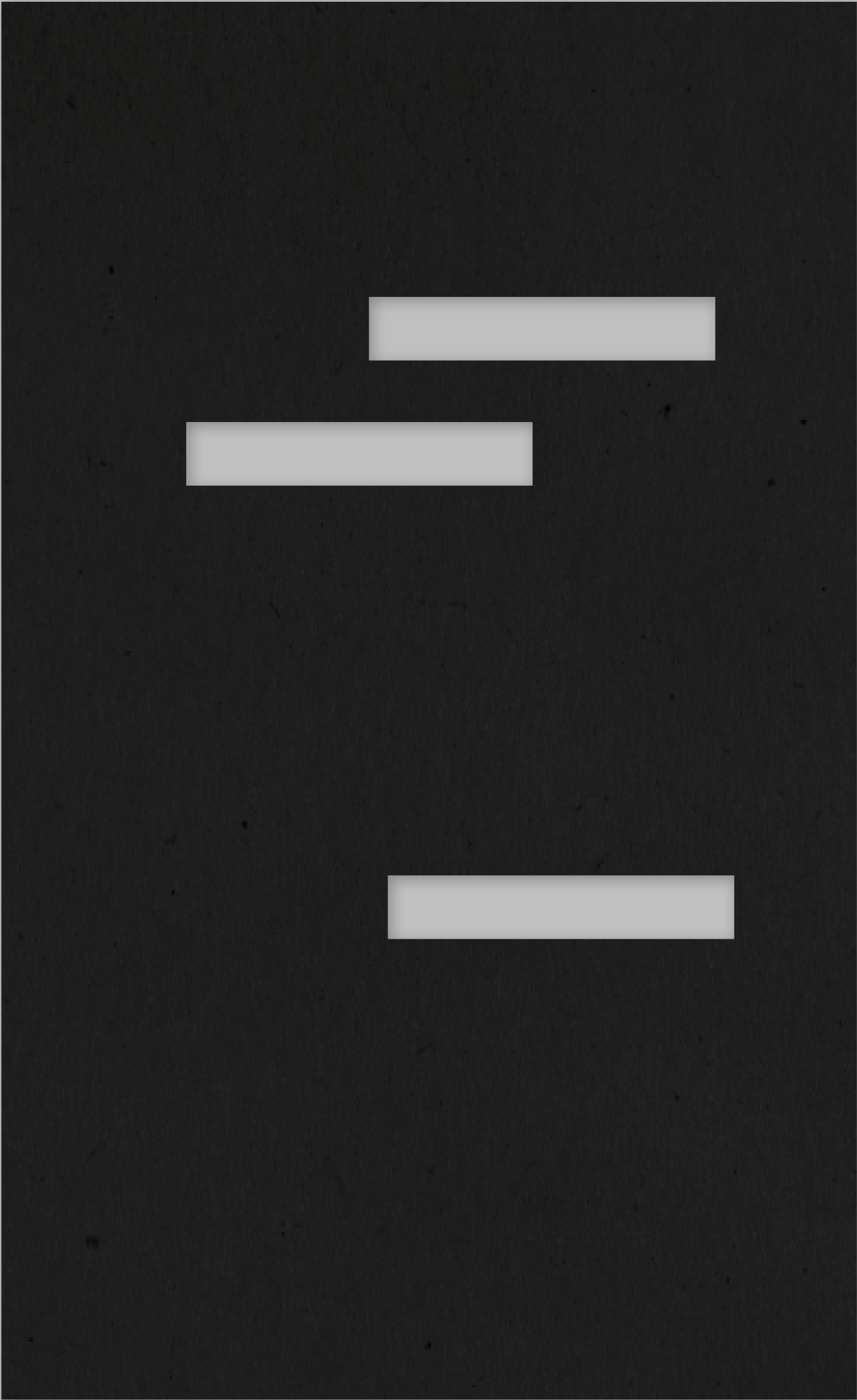


34 Bateson Road



1 & 2-bedroom apartments	Parking and bike store
Bright and stylish	High specification
10-min walk to the City centre	Elegantly designed
Private & communal gardens	10-year build warranty

34 Bateson Road



An impressive development of 5 bright and spacious apartments created by local developers Easili Ltd, this is their second major development in Cambridge.



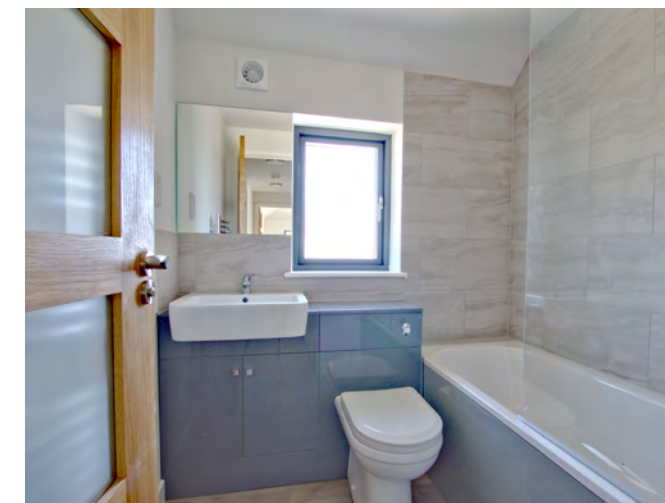
Guide Prices  
from £295,000



Each apartment has been thoughtfully and elegantly designed to maximise space and light with contemporary open plan living / kitchen spaces, all are either dual or triple aspect and have south facing garden outlooks. Apartments 2 & 3 also feature impressive vaulted ceilings with skylights.

The specification is high with Howden's Shaker style kitchens, beautiful quartz sparkling black slimline worktops and either bar style 'island' worktops or separate dining areas. Extensive range of integrated appliances including an induction hob, electric oven, fridge & separate freezer plus dishwasher & washer/dryer.

On-trend pale grey and neutral colours are used throughout on walls, floors and fittings. Importantly, all the fixtures & fittings throughout are very carefully chosen to be sleek, durable and practical.





Specifications

Modern Danish 'Rationel' high security anthracite grey aluminium & timber windows and doors

Howden's Shaker style oak timber doors, glazed in places to maximise daylight.

Luxury Vinyl Tile (LVT) waterproof flooring in grey oak fitted to all living spaces. Bedrooms are carpeted in neutral tones.

Professionally designed sound proofing system which comfortably exceeds acoustic regulations.

Bathrooms are fitted with high rise independent over bath shower systems and large monsoon style heads plus a separate hand-held shower. All bathrooms include a heated towel rail, vanity mirror and shaver point.

Vaillant EcoFit boilers with a 7-year guarantee. Apartments 1 & 2 (ground floor) feature multi-zoned gas boiler underfloor heating systems.

Flush stainless steel LED lighting in Apartments 1-4 and LED spotlights in Apartment 5.

At least 1 large built-in storage cupboard with power socket for recharging appliances in each apartment.

x2 BT Cat 6 sockets plus separate dedicated Virgin Media cabling direct to each apartment.

Communal TV aerial with sockets in living rooms and all bedrooms.

Apartments 1 & 2 have private low maintenance, south facing landscaped patio gardens accessed via ALUK aluminium bi-fold doors. All apartments have access to a large, newly turfed & landscaped south facing rear garden which includes a large custom-built secure bike & bin store with space for 10 residents' bikes. There are 2 secure visitors' bike spaces at the front. The rear garden includes a communal paved south facing patio area. A communal outside power socket and tap is fitted.

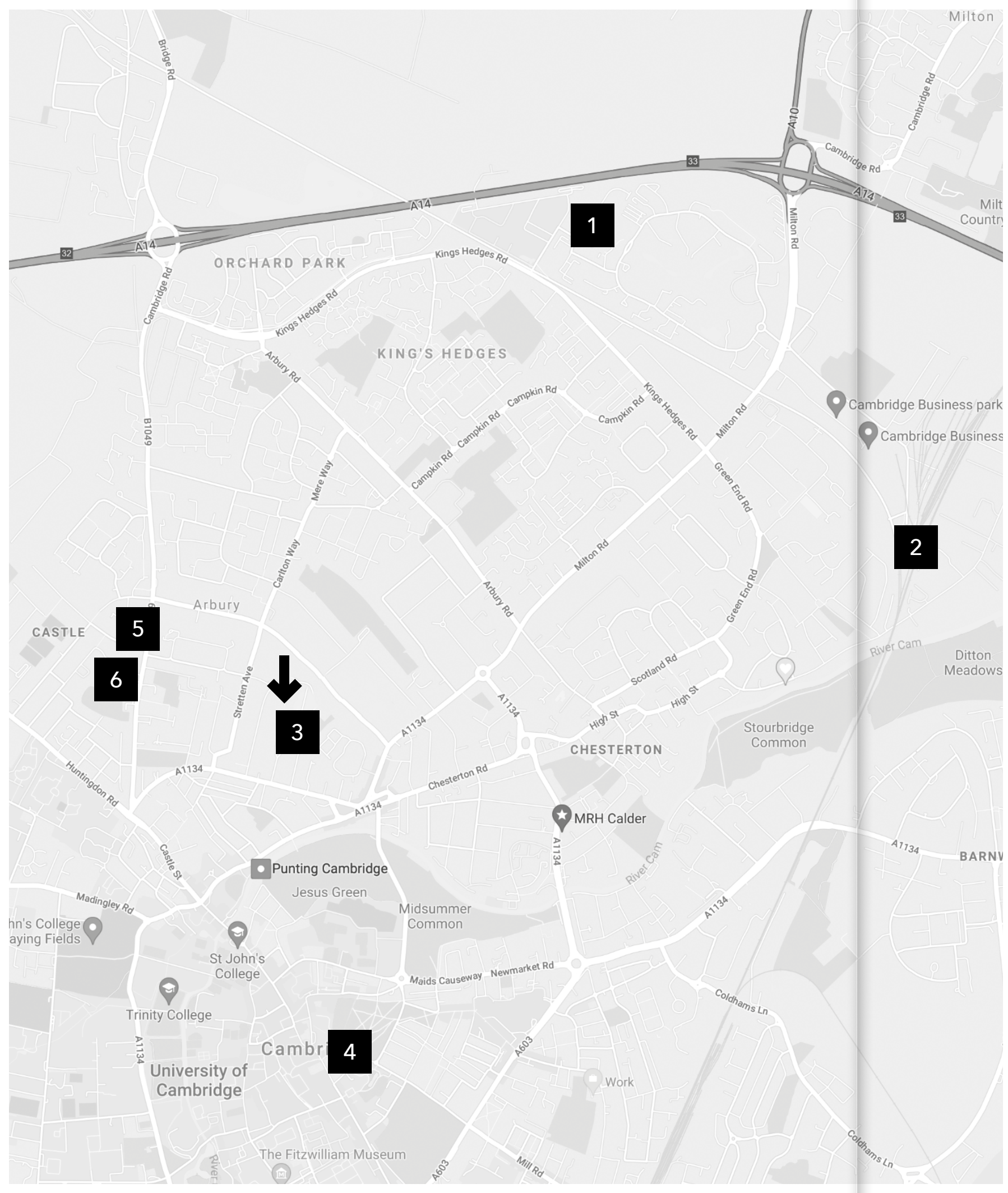
Allocated front parking is available for Apartments 1, 2 & 3 and there is nearby on-street resident's permit parking.

Freehold: "34 Bateson Road Management Company Ltd". No ground rent. Term: A term of 999 years from and including 31st January 2021 and including 30th January 3020. Service Charge 1st Year approximately £600.

Help to Buy available for Apartments 1, 3 and 5.

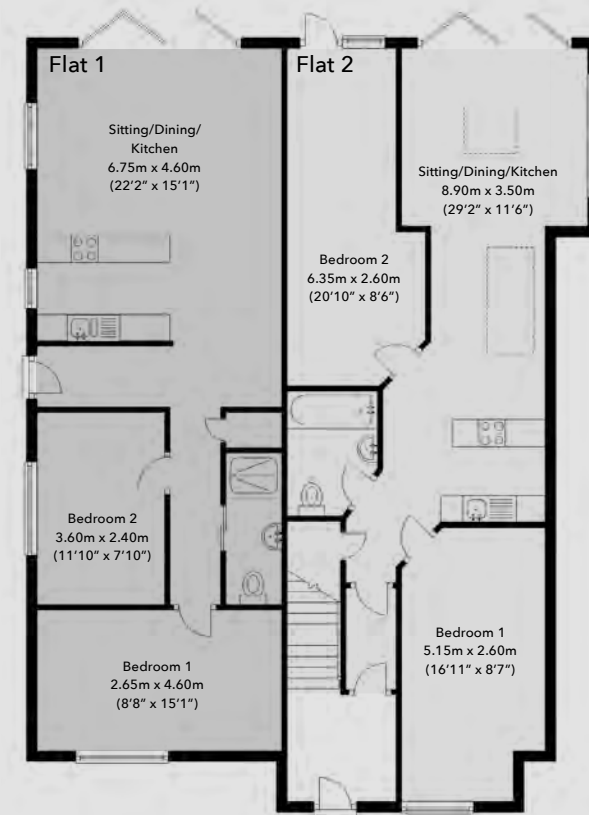
10-year build warranty from Protek who is registered with The Council of Mortgage Lenders therefore compatible with most mortgage providers.

# 34 Bateson Road Cambridge CB4 3HF

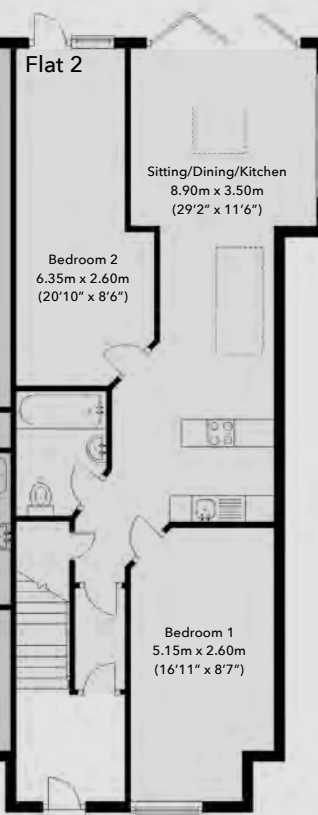


- |   |                         |   |             |
|---|-------------------------|---|-------------|
| 1 | Cambridge Science Park  | 4 | City Centre |
| 2 | Cambridge North Station | 5 | Co-op       |
| 3 | Chesterton College      | 6 | Aldi        |

Flat 1  
Approx. 60.7 sq.m  
(653.5 sq. ft)



Flat 2  
Approx. 64.2 sq.m  
(691.2 sq. ft)



Flat 3  
Approx. 60.2 sq.m  
(647.8 sq. ft)



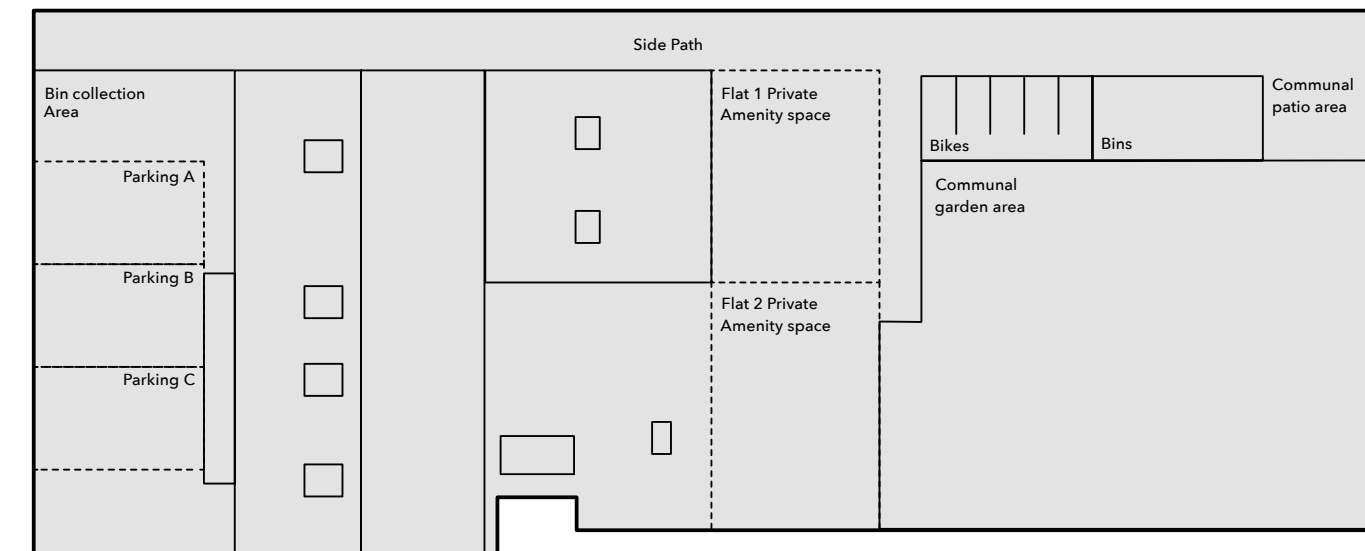
Flat 4  
Approx. 46.6 sq.m  
(501.3 sq. ft)



Flat 5  
Approx. 57.8 sq.m  
(622.7 sq. ft)



Total area:  
Approx. 307.2 sq. m  
(3306.4 sq. ft)



Bateson Road lies between Gilbert & Victoria Roads and off Stretten Avenue. Nearby there are a number of facilities including an Aldi, Co-op, take away restaurants & public houses. Chesterton Community College (Ofsted 'Outstanding' Rated) is moments away.

With the open green spaces of Jesus Green and Midsummer Common along the beautiful River Cam within a 10-minute walk and Cambridge city centre around 15-minutes away.



# COOKE CURTIS & CO

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