

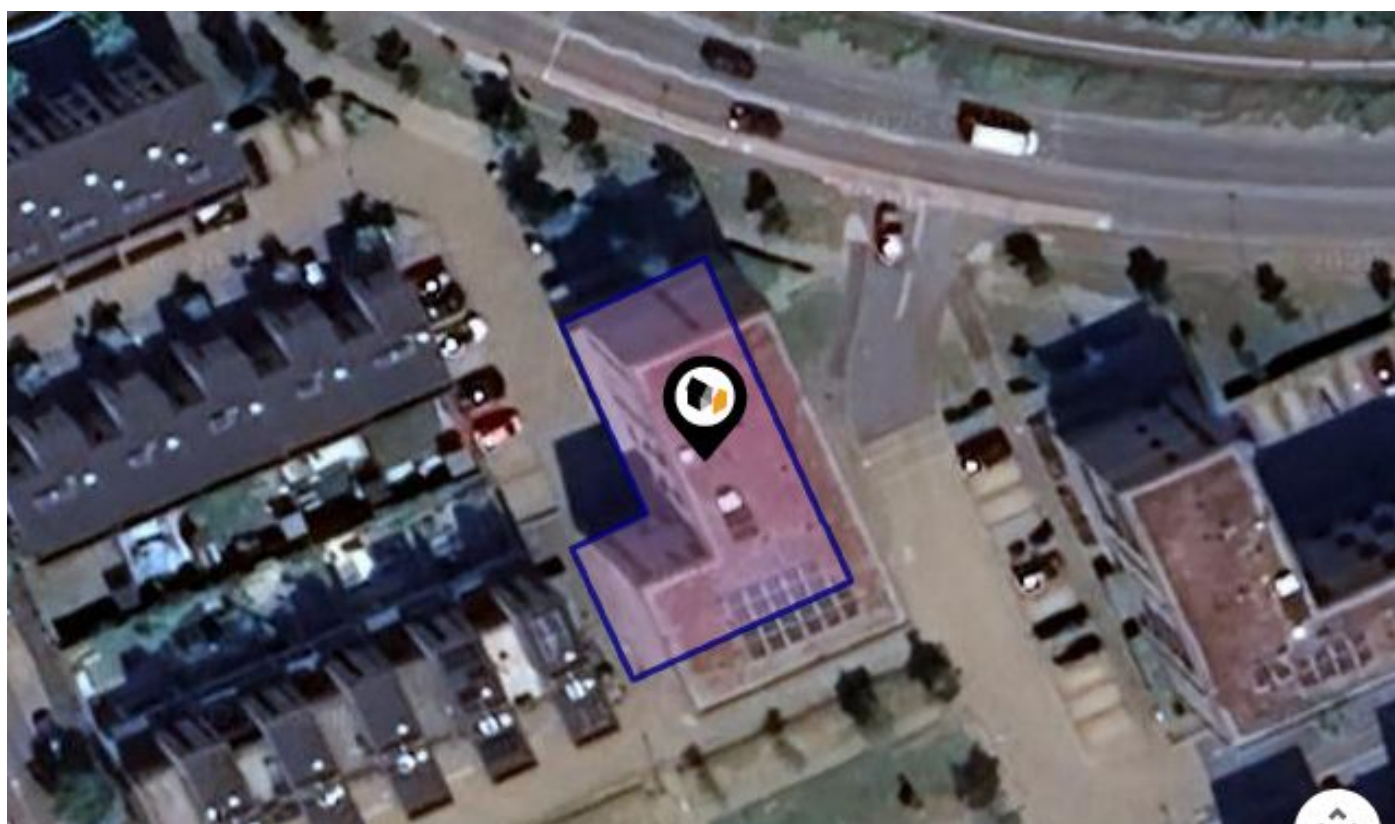


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 24th February 2025



PARTRIDGE CLOSE, TRUMPINGTON, CAMBRIDGE, CB2

Price Estimate : £423,000

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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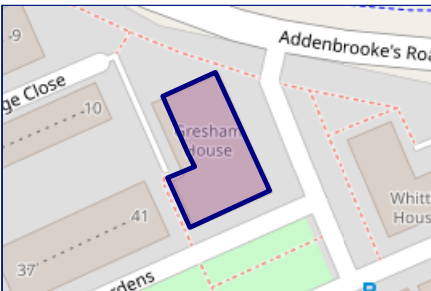


Freehold Title Plan



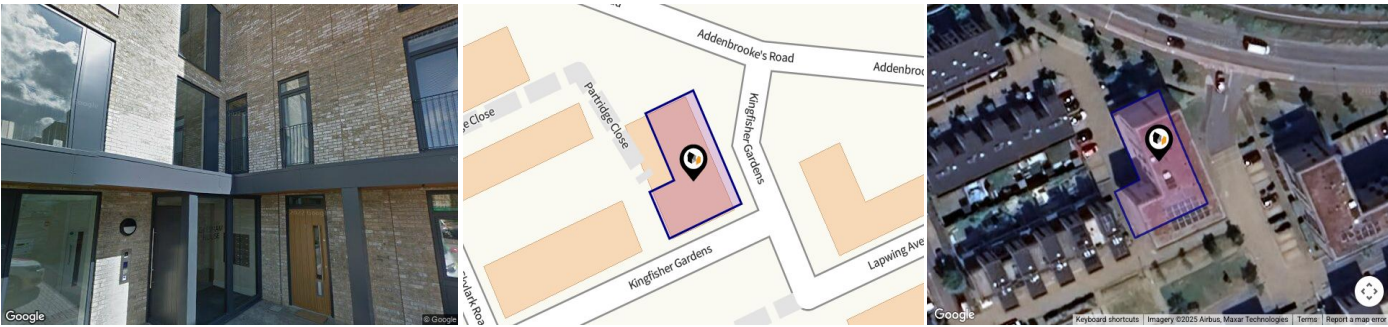
CB360338

Leasehold Title Plan



CB385167

Start Date:	05/12/2013
End Date:	31/10/2263
Lease Term:	250 years from and including 1 November 2013 and to and including 31 October 2263 less 10 days
Term Remaining:	238 years



Property

Type:	Flat / Maisonette	Price Estimate:	£423,000
Bedrooms:	2	Rental Estimate:	£1,550
Plot Area:	0.12 acres	Yield:	4.4 %
Year Built :	2013	Tenure:	Leasehold
Council Tax :	Band C	Start Date:	05/12/2013
Annual Estimate:	£1,999	End Date:	31/10/2263
Title Number:	CB385167	Lease Term:	250 years from and including 1 November 2013 and to and including 31 October 2263 less 10 days
		Term Remaining:	238 years

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

14 mb/s	60 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Property Lease Information

The original lease was 999 years and has 989 years remaining.

The current Service Charge is £3000, which is reviewed annually and increased in line with inflation.

Electricity Supply

Eon

Central Heating

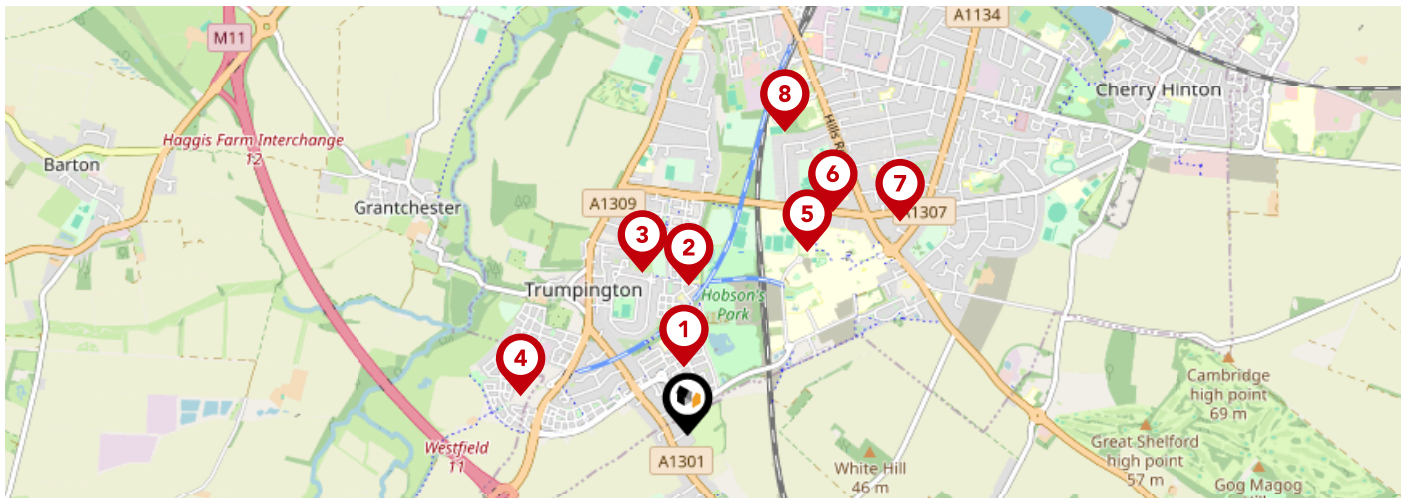
Electric heating

Water Supply

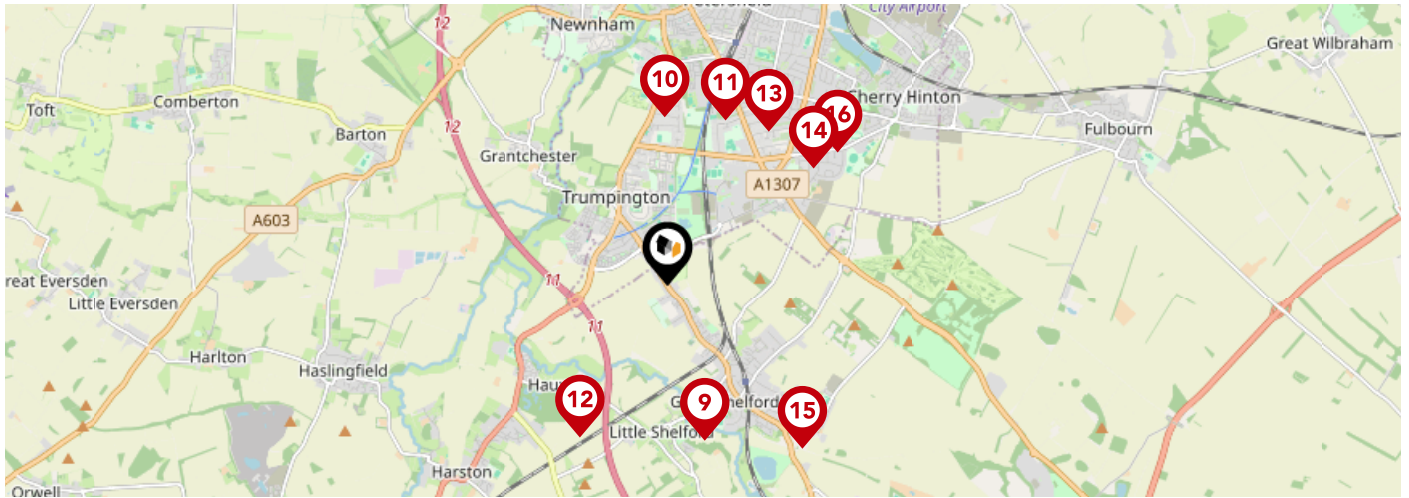
Cambridge Water









Drainage

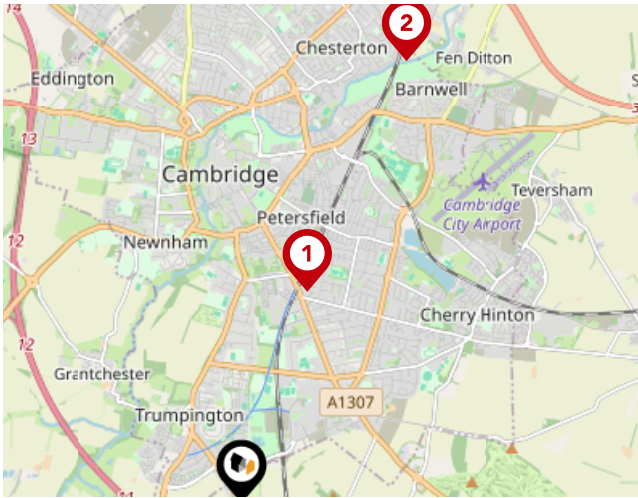
Anglian Water






		Nursery	Primary	Secondary	College	Private
1	Trumpington Park Primary School Ofsted Rating: Good Pupils: 403 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Trumpington Community College Ofsted Rating: Good Pupils: 491 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Fawcett Primary School Ofsted Rating: Good Pupils: 423 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 260 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 431 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	The Perse School Ofsted Rating: Not Rated Pupils: 1705 Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 118 Distance:1.37	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 466 Distance:1.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

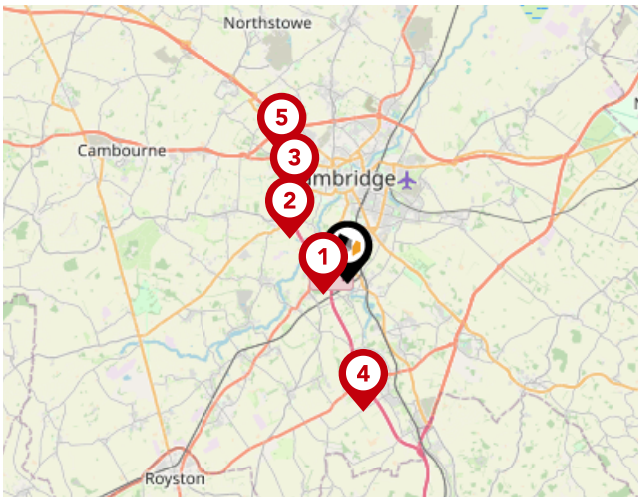


		Nursery	Primary	Secondary	College	Private
	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 208 Distance: 1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance: 1.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hills Road Sixth Form College Ofsted Rating: Outstanding Pupils: 0 Distance: 1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hauxton Primary School Ofsted Rating: Good Pupils: 90 Distance: 1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Memorial Primary School Ofsted Rating: Good Pupils: 390 Distance: 1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Edith Primary School Ofsted Rating: Good Pupils: 422 Distance: 1.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 215 Distance: 1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Queen Emma Primary School Ofsted Rating: Good Pupils: 429 Distance: 1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>








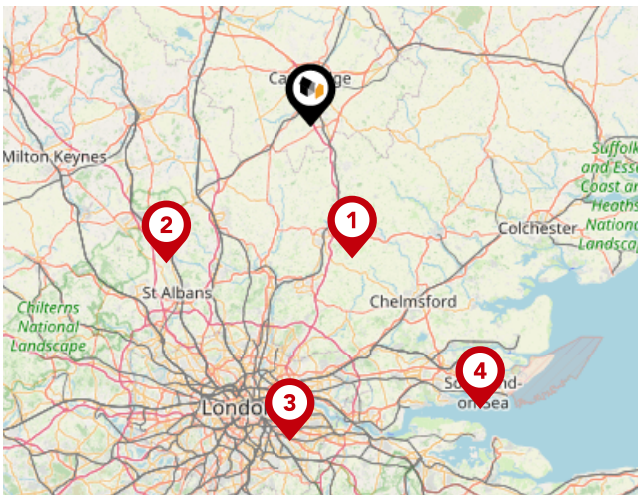
National Rail Stations

Pin	Name	Distance
	Cambridge Rail Station	2.02 miles
	Cambridge North Rail Station	4.29 miles
	Foxton Rail Station	4.32 miles







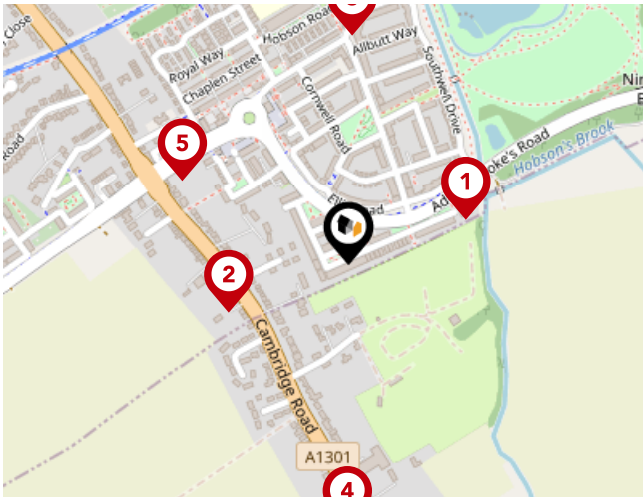
Trunk Roads/Motorways

Pin	Name	Distance
	M11 J11	0.94 miles
	M11 J12	2.62 miles
	M11 J13	3.71 miles
	M11 J10	4.73 miles
	M11 J14	5.21 miles



Airports/Helipads

Pin	Name	Distance
	Stansted Airport	20.06 miles
	Luton Airport	29.05 miles
	Silvertown	45.97 miles
	Southend-on-Sea	48.2 miles



Bus Stops/Stations

Pin	Name	Distance
1	Whittle Avenue	0.14 miles
2	Reed Close	0.15 miles
3	Trumpington Park Primary School	0.26 miles
4	Westfield Road	0.3 miles
5	Hobson Avenue	0.21 miles



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



/cookecurtisco



/cookecurtisco

Cooke Curtis & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office
Agency

