



bush
sales

79 Scholars Court Harrison Drive, Cambridge - Offers In Excess Of £400,000

An immaculately presented and spacious second floor apartment situated within the highly regarded Magna development, just a short walk to the train station leisure complex and Addenbrookes hospital. The apartment is finished to the highest of specifications and accommodation comprises, entrance hall, open plan reception room with fitted kitchen area, two double bedrooms with en-suite to master and bathroom. The property furthers benefits from secure video entry system, double glazed windows, underfloor heating and communal gardens.

Communal Entrance Hallway

Secure video entry system to entrance hall with stairs and lift rising to the accommodation

Second Floor

Entrance Hall

Entrance door, radiator, Amtico flooring, recess ceiling spot lights, video entry telecom system.

Utility Cupboard

Wall mounted boiler, air filtration system and space and plumbing for washer dryer.

Open Plan Kitchen/Living/Dining Room

17'10 x 17'4 (5.44m x 5.28m)

Dual aspect room with Amtico flooring and two large windows to the rear aspect and glazed door to terrace area providing plenty of natural sun light. Kitchen area has a range of modern and stylish wall and base level mounted storage cupboards and drawers, ample Corian work surfaces housing inset stainless steel sink, drainer to side, Siemens 4 ring inset induction hob with inset oven below with extractor fan above. integrated Siemens dish washer and fridge/freezer, Inset LED downlighters and underfloor heating with wall mounted underfloor heating Zonal controls.

Bedroom One

15'0 x 11'10 (4.57m x 3.61m)

With double glazed window to side and sliding door to balcony with timber decking. Fitted wardrobe, inset LED downlighters and underfloor heating with wall mounted underfloor heating Zonal controls.

En suite Shower Room

With three piece suite comprising walk-in shower with wall mounted shower head and hand held shower head, low level w.c., wash hand basin with hot and cold mixer tap, mirror with LED downlighters, shaver point, ceiling inset LED downlighters, extractor fan and heated towel rail.

Bedroom Two

16'11 x 9'4 (5.16m x 2.84m)

With double glazed window to side. Inset LED downlighters and underfloor heating with wall mounted underfloor heating Zonal controls.

Bathroom

Three piece suite comprising bath and wall mounted shower head with glazed screen, low level w.c., wash hand basin with hot and cold mixer tap. Tiled splashback, shaver point and heated towel rail. Inset LED downlighters and underfloor heating with wall mounted underfloor heating Zonal controls.

Outside

Balcony with timber decking with privacy glazed side panel with views over Cambridge University Press facilities. There is also a communal secure cycle store.

Additional Information

TENURE - Leasehold

TERM - 125 Years from 2017 with 121 unexpired

SERVICE CHARGES - £1,717.32pa

GROUND RENT - £350 pa

POSTCODE - CB2 8

COUNCIL TAX - D

SERVICES - All mains services are believed to be connected to the property

LOCAL AUTHORITY - Cambridge City Council
FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

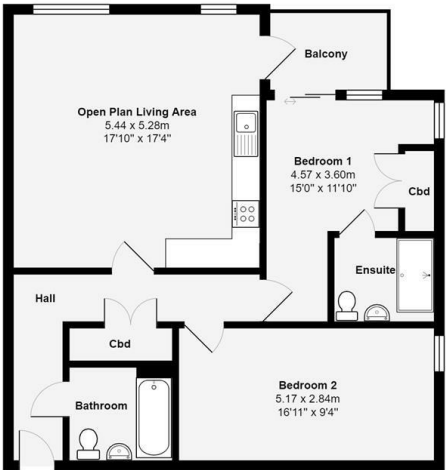
VIEWINGS - Strictly through the vendors selling agents 01223 246262

IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Scholars Court Cambridge







Second Floor

Total Area: 79.6 m² ... 857 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Plans prepared by: charlesjharrison.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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