



The Orangery, Long Road, Cambridge, CB2 8HL
Guide Price £500,000 Leasehold - Share of Freehold



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A LIGHT AND AIRY, TWO-BEDROOM GROUND FLOOR APARTMENT, BOASTING A LARGE TERRACE WITH VIEWS OF GARDENS, SITUATED IN THIS HIGHLY DESIRABLE GATED DEVELOPMENT.

- Open plan kitchen/dining/living room
- Electric underfloor heating
- Two bedroom two bathroom
- Wrap around views of the secluded communal gardens
- Secure allocated covered parking with further visitor parking

This stylish apartment is one of only twelve apartments located in this gated development built in 2007, in this sought-after location.

Upon entering the apartment you are greeted by a large entrance hall fitted with laminate flooring throughout, offering integrated storage, housing the pressured cylinder and washing machine. On your right are two good-size double bedrooms both boasting views of gardens with the principal bedroom further benefiting from an ensuite shower room and family bathroom. The open plan kitchen/dining/living room opens out to the private terrace via glazed doors. The kitchen boasts both base and eye-level units, with an integrated fridge/freezer, oven, microwave oven, dishwasher, induction hob and an extractor hood, all of which are AEG. The apartment is heated via electric underfloor heating.

Outside, the development offers wrap around well managed communal gardens, there is one allocated covered car parking space with further visitor bays, and a self-contained secure bike store.

Location

The Orangery is part of a development, constructed in 2007, conveniently located close to the junction of Long Road with Trumpington Road in a popular south city residential area. It is about 2 miles south of the city centre and 0.75 miles from the centre of Trumpington where there are a range of local shopping facilities as well as a Waitrose Superstore. Addenbrooke's Hospital is about 1 mile away.

Tenure

Share of Freehold

999 year lease from 2007

Service charge is £3888.84 per annum and paid half yearly at £1944.42. This is reviewed annually and adjusted according to associated costs.

The vendor notifies us that there is no ground rent payable

Services

Mains Electric, Water and Drainage. Central heating via electric underfloor heating.

Statutory Authorities

Cambridge City Council.

Council Tax Band - E

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

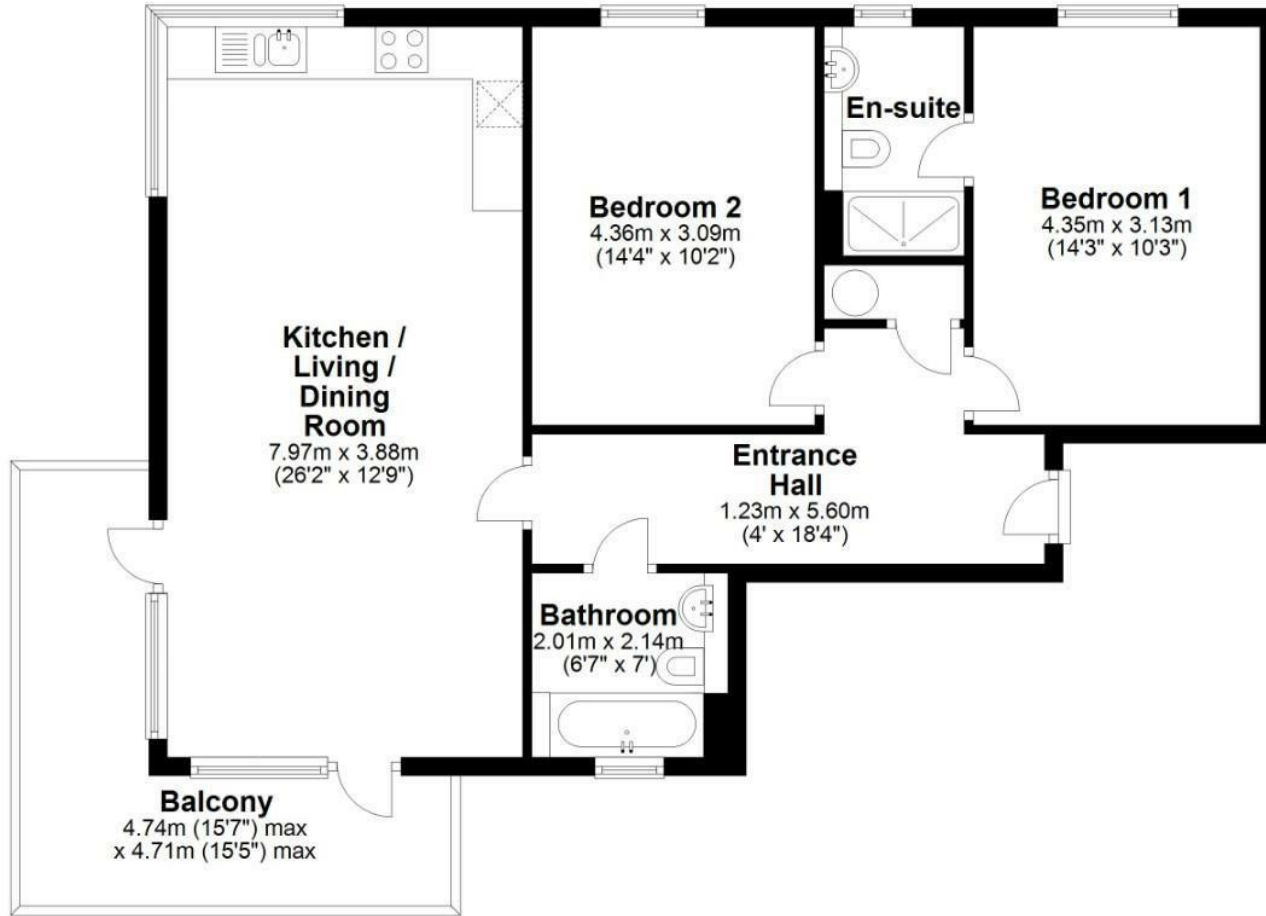
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Floor Plan

Approx. 78.9 sq. metres (848.9 sq. feet)



Outbuilding

Approx. 2.1 sq. metres (22.7 sq. feet)



Total area: approx. 81.0 sq. metres (871.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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

