



4 Westfield Place, 139 Cambridge Road, Great Shelford, Cambridge, CB22 5JJ
Guide Price £375,000 Leasehold



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A WELL-PROPORTIONED FIRST FLOOR, TWO-BEDROOM DUPLEX APARTMENT, BUILT IN 2006, LOCATED IN THIS HIGHLY SOUGHT-AFTER VILLAGE, IDEALLY LOCATED FOR ADDENBROOKE'S, THE BIOMEDICAL CAMPUS AND THE M11.

- Duplex apartment
- 1000 sqft / 93 Sqm
- Built in 2006
- EPC - C / 79
- 2 bed, 2 bath, 1 recep
- Gas-fired central heating to radiators
- 1 allocated parking space and 1 shared guest parking space plus street parking.
- Council Tax Band - C

4 Westfield Place is one of six apartments sat within this attractive bay fronted development; the duplex apartment boasts open plan living offering versatile use.

A communal entrance hall with video entry system leads you up to the apartment. Through the front door you are greeted by a welcoming entrance hall, with stairs to second floor and a guest w.c / utility cupboard with plumbing for a washing machine.

The open plan living/dining/kitchen is a well proportioned space, oak flooring laid throughout, with double aspect windows to the front and back, the former being the east-facing aspect in the living room. The understairs cupboard is accessed from this space and provide an excellent storage space. The kitchen is fitted with ample fitted cabinetry, ample work surfaces with an inset one and a half sink unit with mixer tap and drainer and deep pan cupboards. Integrated appliances include a four-ring ceramic hob, oven, extractor, under-counter fridge-freezer and a dishwasher.

The second floor comprises of two double bedrooms and a family bathroom. The main bedroom benefits from an ensuite shower room and built-in storage, whilst the second bedroom has a range of built-in wardrobes/storage.

Outside and to the rear of the building, accessed via Westfield Road, there is a gravelled parking area and allocated parking for one car with bike and bin storage and communal gardens laid mainly to lawn. There is also additional parking on Westfield Road itself if required.

Location

Great Shelford is a sought-after village just to the south east of the city, with an excellent range of facilities including primary school, health centre, recreation ground, library, church and a range of shops including supermarket, bakery, chemist and butcher.

The M11, Shelford railway station and Addenbrooke's / Biomedical Campus are easily accessible.

Tenure

Leasehold

Lease is 125 years with 107 years remaining

Service Charge is £1133.64 per annum. This is reviewed annually and adjusted according to associated costs.??

Ground charge is £100 per annum. This is reviewed every 50 years and doubles at each review until it reaches £400, where it will remain for the residue of the term. The first review will be in 2056 when it will be increasing to £200.

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - C

Fixtures and Fittings

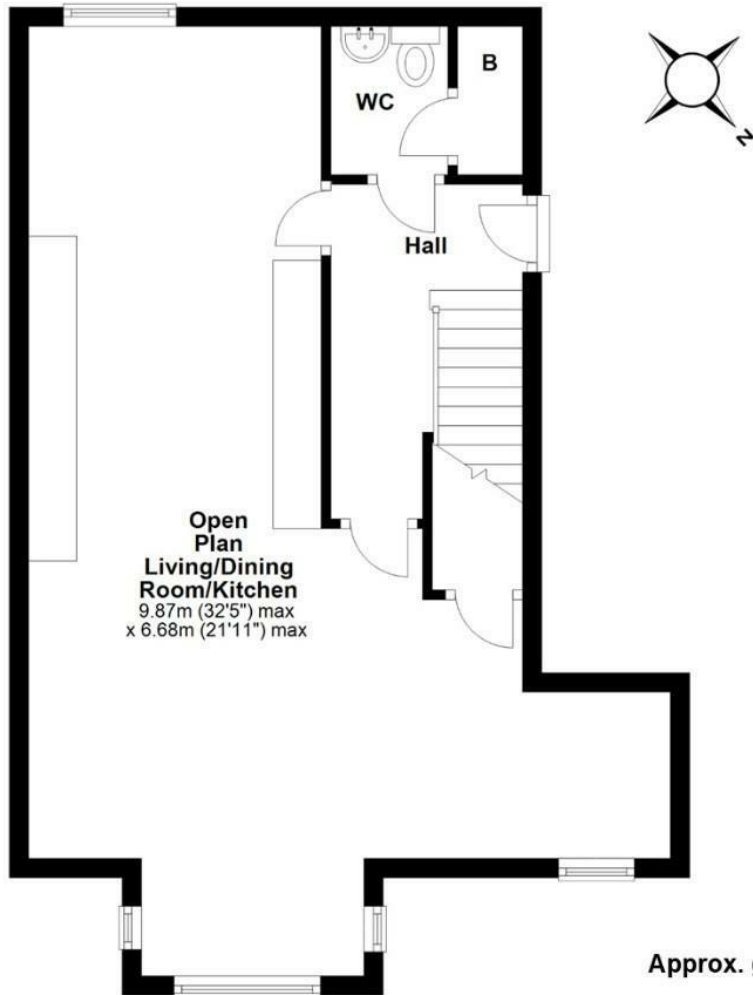
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

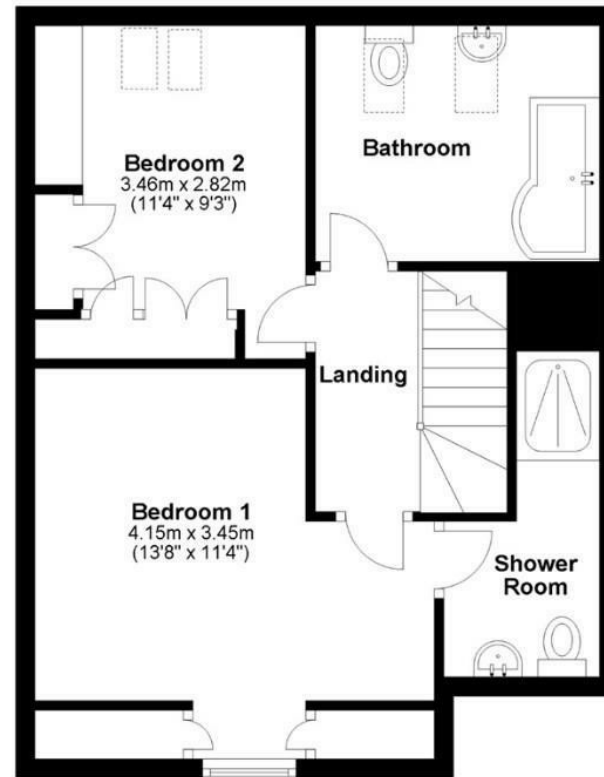
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



First Floor



Second Floor



Approx. gross internal floor area 93 sqm (1000 sqft)

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

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

