



22 Urwin Gardens, Cambridge, CB2 0AP
Guide Price £365,000 Leasehold



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A STYLISH ONE-BEDROOM GROUND FLOOR APARTMENT, WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Ground Floor apartment
- 1 bed, 1 bath, 1 recepts
- Allocated parking for one vehicle
- EPC - B / 82
- No onward chain
- 490 Sqft / 45 Sqm
- Built in 2020
- Gas fired central heating
- Council tax band - C

22 Urwin Gardens is located in the award winning Ninewells development built by Hill Residential in 2020, just of Babraham Road is ideally located for Addenbrookes Hospital and the Biomedical Campus both within walking distance. The apartments well-proportioned accommodation has the balance of the NHBC warranty remaining.

The accommodation comprises a secure telephone / video entry system to a bright and spacious communal entrance area. The entrance hall of the property has Amtico flooring and underfloor heating, a walk-in storage cupboard housing a wall mounted gas fired central heating boiler and further fitted storage cupboard. There is a double bedroom with fitted wardrobe cupboards. The bathroom is fitted with designer Duravit sanitaryware which includes a closed wc, vanity wash hand basin, panelled bath with shower over, heated towel rail and attractive wall and floor tiles.

The living accommodation boasts full height windows and glazed French doors, giving access and views over the balcony, bathing this space in natural light. The kitchen has contemporary gloss fronted cabinetry with Silestone worksurfaces and inset single sink unit with mixer tap and bevelled drainer, plus a range of integral appliances including an induction hob, double oven, extractor, dishwasher, washing machine, fridge freezer.

Outside there is allocated parking for one vehicle, with visitor parking nearby as well as bin and bike storage.

Location

Urwin Gardens forms part of the stunning Ninewells development situated on the south eastern outskirts of the city, within walking or cycling distance from Addenbrooke's Hospital/Biomedical Campus. The development adjoins open countryside and benefits from outstanding views towards the Gog Magog Downs. There are wide avenues, footpaths, green spaces and varied planting. The property is also well placed for access to the Babraham Institute and Granta Park.

Tenure

Leasehold

Leasehold is 250 years from 2017, with 243 years remaining.

Ground rent is £300 per annum, this is reviewed every 10 years and is increased in line with the Retail Price Index at each review.

Service charge is £1627.58 per annum, this is reviewed annually and is adjusted according to associated costs.

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

Cambridge City Council.

Council tax band C

Viewing

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



Ground Floor



Approx. gross internal floor area 45 sqm (490 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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.

