



68 Ravensworth Gardens, Cambridge, CB1 2XN
Guide Price £350,000 Leasehold - Share of Freehold



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01223 800860

A TWO-BEDROOM FIRST FLOOR APARTMENT OFFERING EASY ACCESS TO CAMBRIDGE RAILWAY STATION AND CITY CENTRE, IN THIS SOUGHT AFTER CITY LOCATION.

• First floor Apartment • 561 Sqft / 52 Sqm • 2 beds, 1 bath • Built in 2000 • Allocated undercroft parking • Gas fired heating to radiators • EPC - C / 80 • Council tax band - C • Prime City location

68 Ravensworth Gardens was built in 2000 and extends to about 561 Sqft and is a prime central location. The development offers established green spaces, play areas and a secure undercroft parking.

The Apartment is on the first floor and occupies a corner position within the block. Upon entering the property, you have a reception hall leading through to a well-equipped kitchen with integrated electric hob and electric fan oven, overhead extractor, sink with mixer taps and space for white goods. The sitting room which benefits from a dual aspect and offers ample room for both living and dining. The bathroom is fitted with a three-piece white suite, with a shower over the bath. There are two good sized bedrooms, bedroom one benefits from built in wardrobes and bedroom two is currently used as a home office.

Location

Ravensworth Gardens is a popular development of townhouses and apartments on the corner of Tenison Road and Devonshire Road. It is superbly located adjoining the "CB1" development within walking distance of the railway station and city centre. Addenbrooke's Hospital is within easy reach. Local shopping is available at the station, within "CB1", Mill Road and on Hills Road.

Tenure

Share of Freehold

Leasehold is 125 years from 2000 with 101 years remaining.

The ground rent is currently £150 pa. This is reviewed every 33 years and doubles at each review. Next review is 2033.

The current service charge for 6 months is £708.32 plus a reserve fund for £227.80 (Total £888.76).

Services

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

Statutory Authorities

Cambridge City Council

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

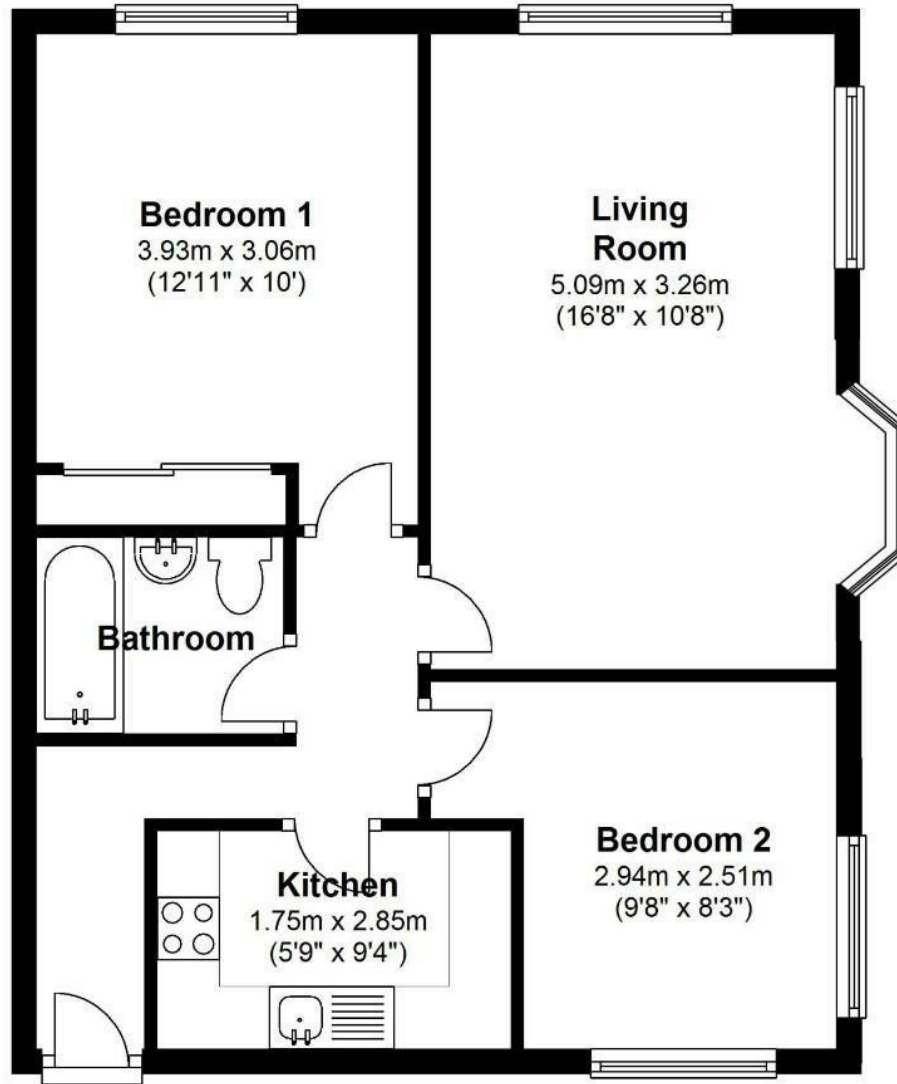
Agents note

The property is currently tenanted and notice has not been served.



First Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



Total area: approx. 52.2 sq. metres (561.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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

