



Glenoven Court, Searle Street, Cambridge, CB4 3DW  
Guide Price £310,000 Leasehold



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**THIS MODERN FIRST FLOOR DUPLEX APARTMENT IN GLENOVEN COURT ON SEARLE STREET, OCCUPIES A CENTRAL CITY LOCATION JUST A SHORT WALK FROM ALL LOCAL AMENITIES. IT IS IDEAL FOR EITHER A FIRST TIME BUYER OR INVESTMENT BUYERS, WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.**

- One bedroom apartment
- 500 sqft / 46 sqm
- Built - 1980
- Council Tax Band - C
- Electric heating to 'Intelligent Electric' radiators
- 1 bed, 1 bath, 1 recep
- Allocated parking space
- EPC - D / 67
- Leasehold
- Chain free

This modern first floor duplex apartment in Glenoven Court on Searle Street occupies a central city location, just a short walk from all local amenities, is ideal for either first time buyer or investment buyers, with the added benefit of no onward chain.

**DESCRIPTION**

10 Glenoven Court, has been recently renovated and refreshed by the current owner to provide light and spacious accommodation of 500 sqft, the apartment benefits from allocated parking within walking distance to Midsummer Common, Jesus Green and the river Cam.

The accommodation comprises of a large open plan living/kitchen/dining room, kitchen with a range of units, electric fan oven, electric hob, washing machine, fridge/freezer and a stainless-steel sink. The living area is well bright and airy, with bay window and vaulted ceiling.

The second floor mezzanine is a good size double bedroom, with ample space for wardrobe and chest of draws, with en suite shower room fitted with a modern three piece suite.

Of particular note, the property benefits from 'Intelligent Electric' radiators. They are totally programmable and controllable Smart radiators, which can be controlled from their own control panels, a smartphone app from anywhere in the world, and Amazon Alexa or Google Assistant smart speakers.

Outside, there is an allocated parking space and visitors parking available for guests.

**Location**

Glenoven Court is located on Searle Street and forms part of a sought after and charming residential area close to Alexandra Gardens and only about 1 mile north of the city centre which can be easily reached on foot or bicycle. Jesus Green and Midsummer Common are close by and there are a good range of local shopping facilities and independent cafes and restaurants both on Victoria Road and Mitcham's Corner.

**Tenure**

Leasehold

Leasehold is 125 years from 25 March 1990, with 90 years remaining.

Ground rent is £0 per annum.

Service charge is £1750 per annum, this is reviewed annually and is adjusted according to associated costs.

**Services**

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

**Statutory Authorities**

Cambridge City Council

Council tax band - C

**Fixtures and Fittings**

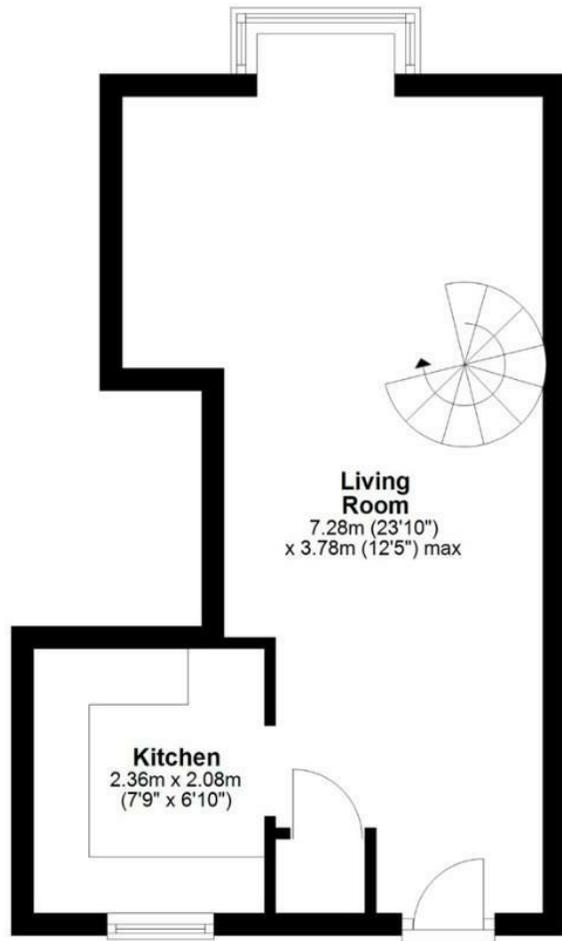
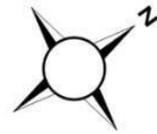
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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



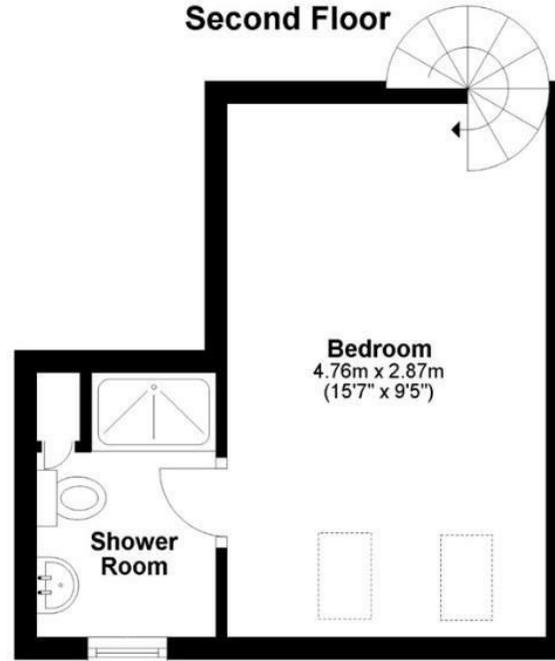
**First Floor**



**Living Room**  
7.28m (23'10")  
x 3.78m (12'5") max

**Kitchen**  
2.36m x 2.08m  
(7'9" x 6'10")

**Second Floor**



**Bedroom**  
4.76m x 2.87m  
(15'7" x 9'5")

**Shower Room**

**Approx. gross internal floor area 46 sqm (500 sqft)**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
			EU Directive 2002/91/EC

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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.

