



48-50 London Road, Stapleford, Cambridge, CB22 5DH  
Guide Price £360,000 Share of Freehold



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**A WELL PRESENTED AND SPACIOUS TWO-BEDROOM FIRST FLOOR APARTMENT,  
BENEFITING FROM A SHARE OF THE FREEHOLD, ALLOCATED PARKING AND  
COMMUNAL GARDENS.**

- First floor apartment
- 2 beds, 1 bath, 1 recept
- Gas fired central heating to radiators
- Communal garden
- Council tax band -C
- 825 Sqft /77 Sqm
- Built in 2006
- Allocated parking space
- EPC -C/77

A first floor apartment in a scheme of only four luxury apartments in this most highly regarded village, built in 2006.

There is an entrance hall with a large built in storage cupboard for coats and shoes. The open plan living space is set out in three defined areas with plenty of room for the kitchen, sitting and dining areas. There is a fully integrated kitchen fitted with matching floor and wall mounted cabinets with a built in oven, hob and integrated appliances including a dishwasher, washing machine and fridge freezer. The sitting area is bright with windows to the front, side and rear providing lots of natural light. There is also plenty of room for a large dining table and chairs.

The bedrooms and bathroom are all accessed off the inner hallway; there is a generous double bedroom with built in wardrobes to one wall, a second single size bedroom and a modern bathroom fitted with a bath with shower over, w.c and hand-basin.

Outside, there is a parking space and a communal garden.

**Location**

Stapleford is a lovely village lying just 4 miles south of Cambridge. It has an excellent Primary school less than 5 minute walk away, which feeds Sawston Village College (2 miles) and a recreation ground with tennis courts and a children's playground. There are two pubs, a small supermarket, petrol filling station, hairdresser, beauty salon and barber. Stapleford Granary Arts Centre and Café is 5min walk with various music, art and events throughout the year. At the northern edge of the village you'll find the award winning Gog Farm shop and café, which leads on to Wandlebury Country Park and the Gog Magog Downs National Trust where excellent walks are available. Further facilities including a GP surgery and dentist can be found in neighbouring Great Shelford.

Access from this home is very convenient either by bus, train, bike or car with Great Shelford train station being just a few minutes' walk away, connecting into Cambridge, Cambridge North (for the Science Park) and London Liverpool Street. The new Cambridge South station will be an additional stop from Great Shelford, providing a quick commute into Addenbrooke's Hospital/Biomedical Campus. The village is excellent for access to the M11 (Junctions 10 or 11) and Stansted Airport is only 30 minutes away.

**Tenure**

Share of Freehold  
Service charge £65 per month no review period

**Services**

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

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band - C

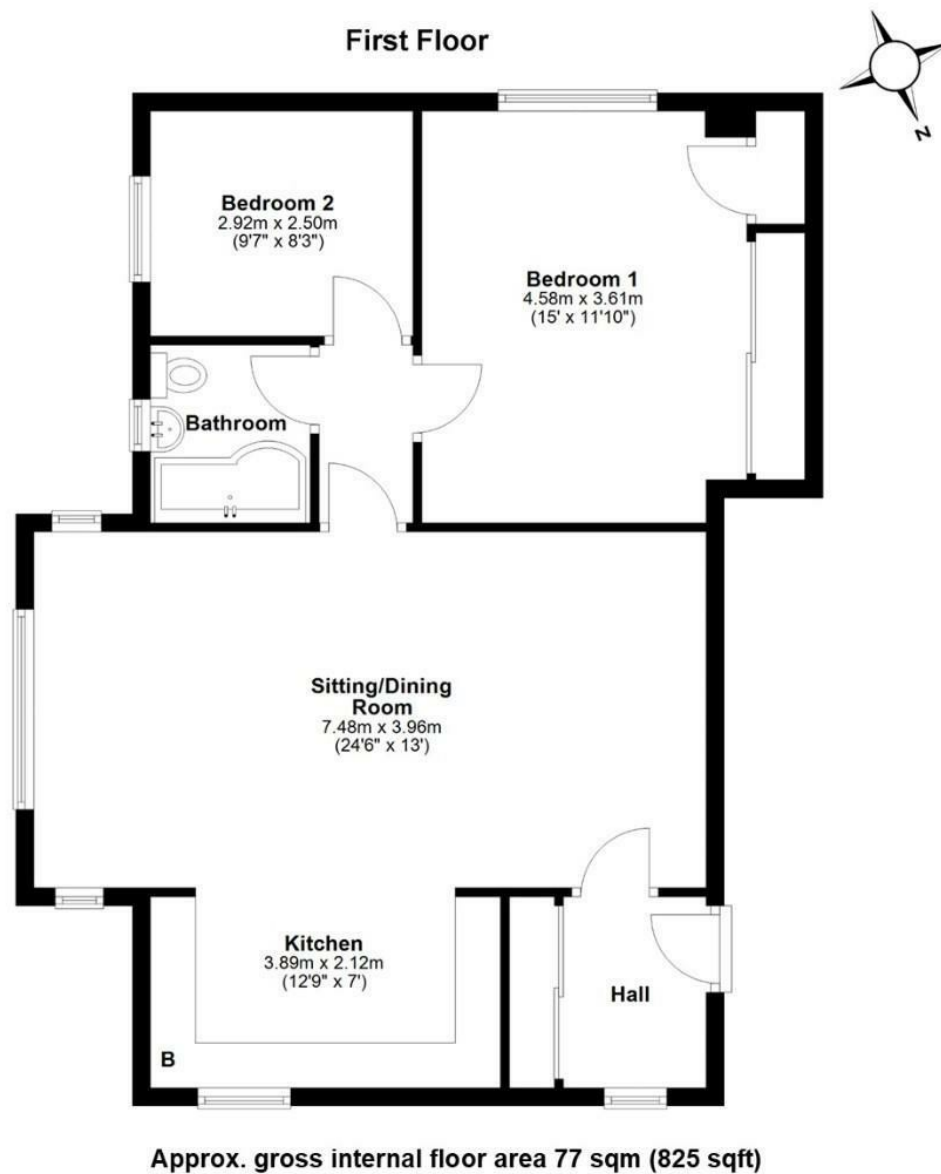
**Fixtures and Fittings**

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





| 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>                            | 77      | 79                      |
| (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 |         |                         |
| 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.



