



4 Harding Close, Waterbeach, Cambridge, CB25 9RH
Guide Price £210,000 Leasehold



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**AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS ONE BEDROOM
FIRST FLOOR MAISONETTE, LOCATED WITHIN HARDING CLOSE, WATERBEACH.**

- First Floor Maisonette
- Constructed 1995
- Allocated parking
- Lease Length – 93 years remaining
- Council Tax Band - B
- 1 bed, 1 bath, 1 recept
- 450 Sqft /42 Sqm
- Gas-fired heating to radiators
- EPC rating – C / 75

Having been constructed in 1995, this one-bedroom maisonette is ideal for first time buyers and provides 450 Sqft / 42 Sqm of accommodation over one level. With its own private entrance to the ground floor, the accommodation occupies the first floor and benefits from a living room with windows to the front, a double bedroom, a shower room and a kitchen with an integrated oven and hob, and space for a washing machine and fridge-freezer.

Location

Waterbeach is a popular village lying on the banks of the River Cam surrounded by glorious open countryside over which there are some fine walks. The village is situated just 6 miles north of Cambridge and can be approached either via a leisurely drive through Fen Ditton and Horningsea, or more speedily via the A10. The village enjoys excellent facilities and has a bustling centre set around an attractive village green. Here you will find a good range of local shops, pubs and take away restaurants, nearby in Milton there is a superstore and a broader range of facilities.

There is a good bus service, and the railway station is a most useful asset to the village, providing direct links to Cambridge and London which can be reached in around an hour. Waterbeach is also conveniently positioned for access to The Cambridge Science Park and Milton Country Park.

Tenure

The property is leasehold and has a lease length of 93 years remaining with the original lease of 125 years being granted in January 1995.

We have been advised that there are no costs for ground rent or service charge and that an annual payment of £150 is paid for a 25% contribution to the buildings insurance – split between four properties.

Services

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

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - B

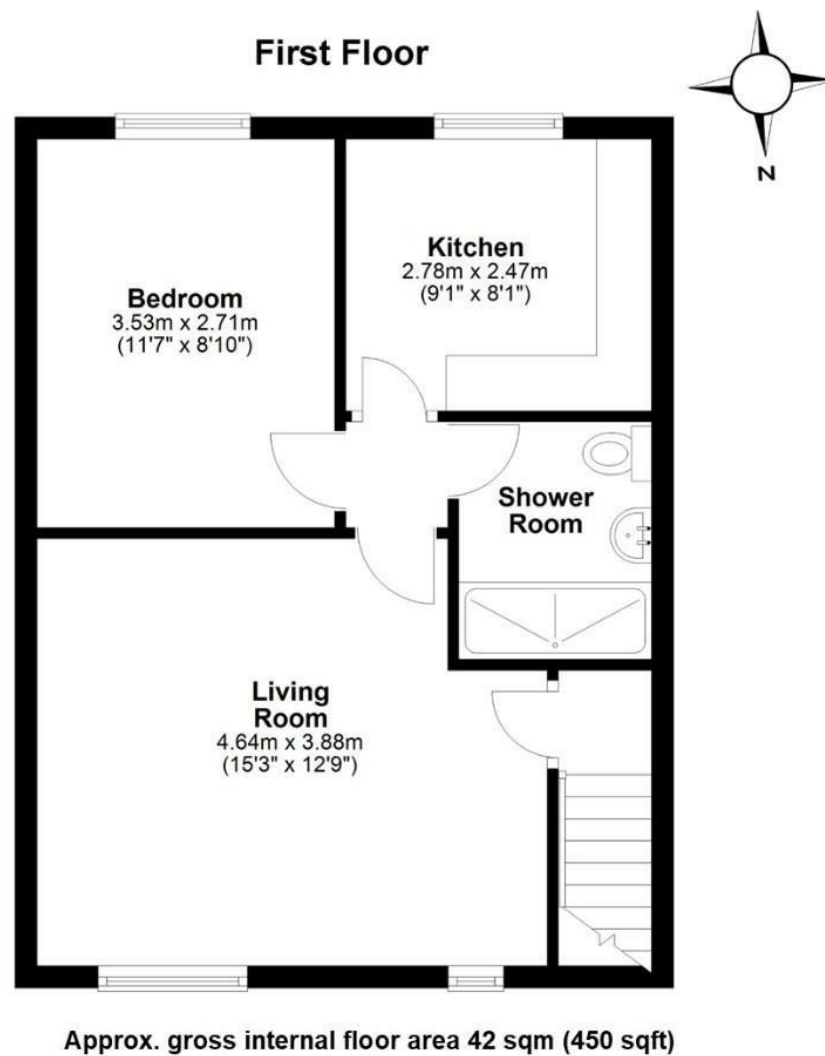
Fixtures and Fittings

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) A		
(81-91) B		
(69-80) C	75	75
(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.

