



89 Mitchcroft Road, Longstanton, Cambridge, CB24 3ER
Guide Price £200,000 Leasehold



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A DELIGHTFUL TWO-BEDROOM, SECOND FLOOR APARTMENT LOCATED WITHIN MITCHCROFT ROAD, LONGSTANTON AND CONVENIENTLY PLACED WITHIN EASY REACH OF THE GUIDED BUS.

- Second floor apartment
- 2 beds, 2 baths, 1 recept
- Ground Rent - £412.10pa. Service Charge - £989.87pa
- Allocated parking
- Council tax band - B
- 571 Sqft / 53 Sqm
- Constructed in 2013
- Gas fired central heating to radiators
- EPC - C / 79
- Chain fee

Constructed in 2013 this two-bedroom apartment measures 571 Sqft / 53 Sqm and provides living accommodation across one level. Nestled within a block of just six apartments, this property overlooks a communal green to the rear and will be ideal for first time buyers taking that first step onto the property ladder. In brief, the property comprises of an open plan living/kitchen area, two double bedrooms and two bathrooms. The light and airy open plan living area benefits from double aspect windows overlooking the communal green. The property boasts two double bedrooms with the master bedroom benefitting from an en-suite shower room and bedroom two benefitting from a separate bathroom off the hallway.

Externally – The property has allocated parking for one vehicle with guest parking available on the nearby road. A large communal green is adjoining the block of apartments and regularly maintained by the management company. The property is chain free and ready to move straight into.

Agent note – The property is leasehold with an original lease length of 125 years which commenced in January 2013. There is an annual ground rent of £412.10 and an annual service charge of £989.87. Change of management company is in process.

Location

Longstanton is a delightful countryside village on the northern edge of Cambridge. The village boasts a good range of facilities including a Co-Op Convenience Store, Public House, two Medieval Churches, Primary School, Longstanton Dental Practice, Veterinary Practice and superb recreational facilities including Longstanton Sports & Social Club. There is the recently opened Northstowe Tap and Social - a wonderful coffee shop/pub that is just a short walk away. Excellent shopping is available at nearby Bar Hill where there is also a Championship Golf Course. Road links are served by the A14 giving access to the M11 & A1. In addition is the Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), providing a direct link to Cambridge City Centre, Cambridge Railway Station and Addenbrookes Hospital.

Tenure

Leasehold

Leasehold is 125 years from 01 January 2013, with 114 years remaining.

Ground rent is £412.10 per annum, this is reviewed every 10 years and is increased in line with the Retail Price Index at each review. Service charge is £989.87 per annum, this is reviewed annually and is adjusted according to associated costs.

Services

All mains services connected include: gas, electricity, water 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.

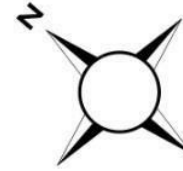
Viewing

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

Agents Note

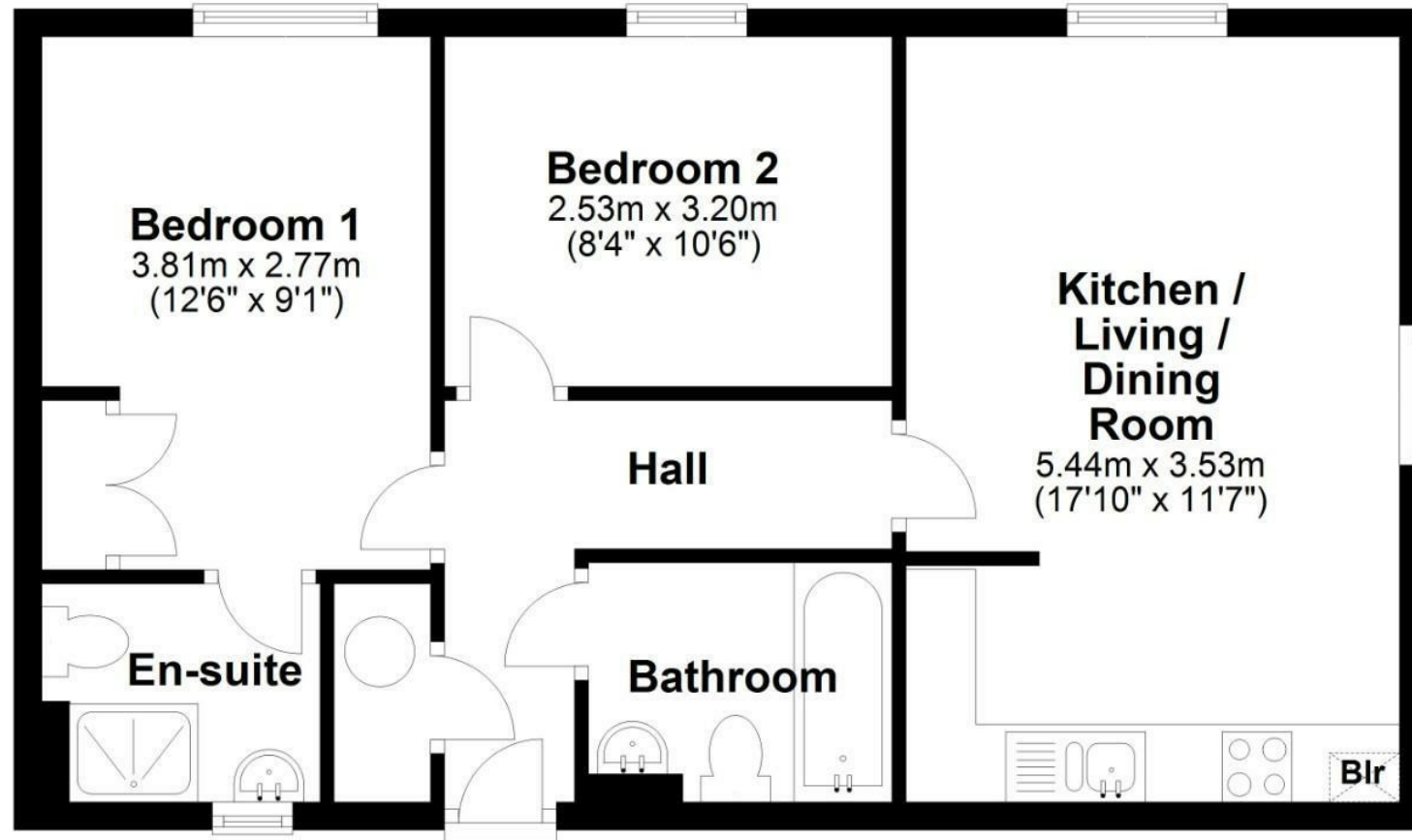
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Floor Plan

Approx. 53.1 sq. metres (571.1 sq. feet)



Total area: approx. 53.1 sq. metres (571.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

