



Cromwell Road, Cambridge, CB1 3US  
Guide Price £300,000 Leasehold



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**A TWO-BEDROOM, TWO-BATHROOM GROUND FLOOR APARTMENT SITUATED WITHIN A MODERN DEVELOPMENT PROVIDING OFF-STREET PARKING AND COMMUNAL GARDENS, OFF CROMWELL ROAD.**

- 2 bedroom / 2 bathroom ground floor apartment close to Mill Road
- Modern development providing off-street parking
- Perfect first time buy and investment property
- No onward chain

2 bedrooms – 2 bathrooms – L-shaped sitting/dining room – kitchen – entrance hall – off-street parking (nothing allocated) – use of communal gardens

This well-presented apartment is situated on the ground floor of an attractive block positioned at the front of Winstanley Court, with a large green space to the rear. The property was built in 2001 and has been well maintained and improved ever since with upgrades including modern storage heaters.

A secure communal entrance hall leads to the apartment. The reception hall opens to a part-tiled, three-piece bathroom suite with built-in cupboard housing the water cylinder, a principal double bedroom with an ensuite shower room, bedroom two and a large and bright sitting / dining room, which adjoins the separate kitchen. The kitchen provides a range of low-level units and drawers, matching wall-mounted cabinets, countertops with tiled upstands, inset sink and drainer and space and plumbing for freestanding appliances.

Outside, there well-kept communal areas for residents and guests. There is ample on-site parking available.

**Location**

Winstanley Court is a modern development located off Cromwell Road close to the retail and leisure parks of Newmarket Road and only about a mile away from the Grafton Centre leisure and shopping area. Coldham's Common is close by with playground, woodland walks and access to the river. There are local shops and a major private gym and health club on Cromwell Road itself. Mill Road with its vibrant, cosmopolitan atmosphere and range of independent bars, cafes, restaurants and shops, is only a short walk away.

The city's main railway station with direct links to London King's Cross and London Liverpool Street and Cambridge City centre are within walking and cycling distance. Addenbrooke's Hospital and the Biomedical Campus is just a little over one mile away.

**Tenure**

Leasehold

Lease from 25th December 2001 – 99 years (76 years remaining)

Service charge is currently £1,794 per annum. This is reviewed annually and adjusted according to associated costs.

The Ground Rent is currently £150.00. This is reviewed as follows:

- £150 for the first thirty three years (First review in 2044)
- £300 for the second thirty three years
- £450 for remainder of term

Both the service charge and ground rent are paid in two equal installments.

**Services**

Mains electricity, water & drainage connected (no gas connection). There is electric storage heating (economy heating system).

**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.



# Floor Plan

Approx. 58.4 sq. metres (628.2 sq. feet)



Total area: approx. 58.4 sq. metres (628.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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>	66	75
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
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.

