



THE OLD STABLES

Flat A John Street, Cambridge, CB1 1DT  
Guide Price £650,000 Leasehold - Share of Freehold



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**A RARE AND IMPRESSIVE 2-BEDROOM GROUND FLOOR APARTMENT WITH A PRIVATE WALLED GARDEN AND OFF-STREET PARKING SPACE WITHIN THE HISTORIC KITE CONSERVATION AREA.**

- Ground floor apartment within a period conversion
- Impressive accommodation with a modern layout measuring 873 sqft
- Prime central location benefitting from an allocated, off-street parking space
- No onward chain
- EPC - C / 78

2 spacious double bedrooms – 2 bathrooms – open plan, split-level living/dining area and well-equipped kitchen – extensive built-in storage space – walled courtyard garden – allocated parking space

Flat A, The Old Stables is a highly individual and rarely available ground floor apartment within a superb period conversion in the historic Kite area, a short walk to the main shopping areas and large open green spaces with scenic river walks.

The property occupies the ground floor of this impressive building and provides extensive and immaculately presented accommodation with a modern open plan layout and private landscaped garden with allocated parking space behind.

The accommodation includes a reception hall with a built-in cloak cupboard, a superb and expansive open plan reception room comprising of three spaces, a large sunken sitting area with attractive French doors and windows providing access to and complete views of the walled garden, a well-equipped modern kitchen with stylish contemporary units and drawers with under cabinet lighting, quartz working surfaces and a range of integrated appliances. The kitchen thoughtfully connects to a large, elevated dining area with built-in storage area. There are two spacious, high-end bedroom suites. The principal bedroom provides ample wardrobe space, ensuite shower room and access to the courtyard garden. The guest bedroom provides generous wardrobe space and an impressive ensuite with circular bathtub.

Outside, there is a well-designed landscaped walled garden with gated rear access to one, off-street parking space.

**Location**

John Street forms part of an established area known as the Kite, a convenient location between the Grafton Centre and the shops of Burleigh Street and Fitzroy Street including Waitrose supermarket. In addition, Parker's Piece, Christ's Pieces, Midsummer Common and the river, together with several colleges and University departments are all within walking or cycling distance.

**Tenure**

Leasehold with share of freehold.

Lease is Length of lease 125 years from 12th November 1997.

Service charge is £900 per annum, which is reviewed on an adhoc basis as determined by the three flats in the building. This covers buildings insurance and decorations (exterior and shared interior). If unexpected matters arise, the three Flats will share equally in funding.

The vendor confirms that there is no ground rent payable.

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - F

**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.





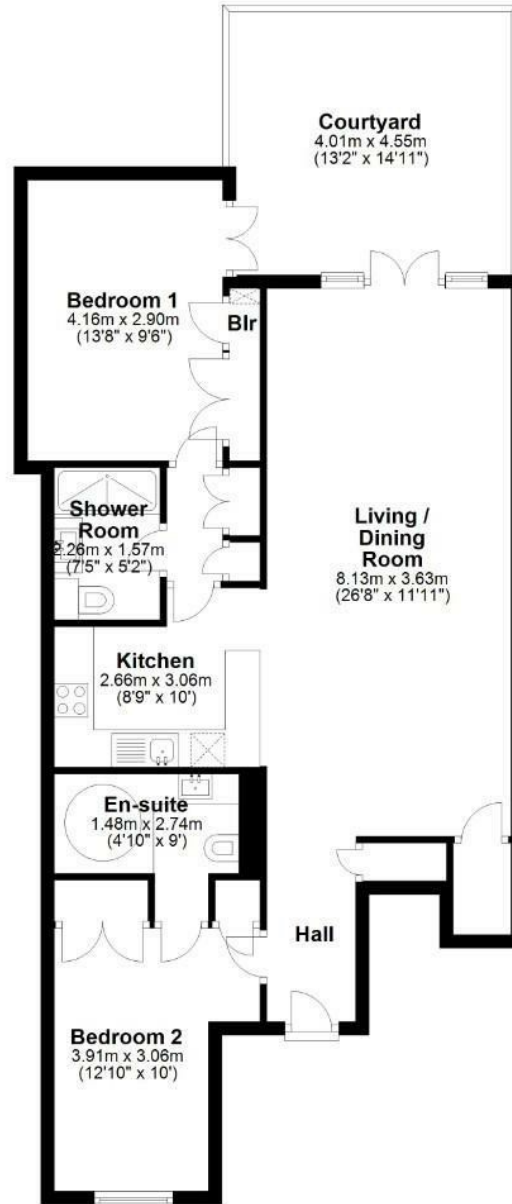
昌大堂基

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### Floor Plan

Approx. 81.1 sq. metres (873.3 sq. feet)



Total area: approx. 81.1 sq. metres (873.3 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>		
(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>	78	80
	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.



