



1 Midwinter Place, Hamilton Road, Cambridge, CB4 1BW
Guide Price £375,000 Leasehold



rah.co.uk
01223 323130

A BRIGHT, GROUND FLOOR APARTMENT OF 750 SQFT / 69 SQM WITH RESIDENTS PARKING AND A SECURE BIKE STORE, ENJOYING A FAVOURABLE POSITION IN DE FREVILLE, CLOSE TO THE RIVER AND CITY CENTRE. NO CHAIN.

- Parking and bike store
- 750 sqft / 69 sqm ground-floor apartment
- No onward chain
- Quiet, near central city location
- Leasehold
- Close to the river, Midsummer Common and city centre
- EPC - D / 63

No.1 Midwinter Place is a well-proportioned leasehold apartment dating from the 1980s, enjoying a quiet, near central city location in the heart of the highly sought-after De Freville area. The property benefits from residents parking to the rear, as well as a secure bike store and is available with the benefit of no onward chain.

The accommodation briefly comprises an entrance hall with space for coats and footwear, two double bedrooms and a bathroom that has been fitted with a modern white suite including a shower over the bath. Of particular note is the properties impressive open-plan kitchen / dining / living room, which has plenty of built-in storage and benefits from southerly aspects and a bay-window. The kitchen itself has been fitted with a range of base and wall mounted units and includes various freestanding and integrated appliances, which are included within the sale. The kitchen houses a combi-boiler and the open-plan arrangement gives the apartment a very light and airy feel.

Outside, the property has a residents parking to the rear of the building and a secure bike store. There is a small, secluded area behind the flat, which the current owner is using as a garden and seating area.

Location

Set to the eastern side of the De Freville Area, which is just to the north of the city centre, Hamilton Road is well placed for access to the excellent local shopping facilities close by at Mitcham's Corner (about 200m). These include a butcher, bakery supermarket, pub/restaurant, wine merchant and café. The popular Stir café and bakery is close by on Chesterton Rd. The river is within easy walking distance with access to the boat clubs. It's a perfect place for families of all ages with excellent bus stops close by, easy access to schools, University and Colleges. There are parks and playgrounds in the vicinity with plenty of cycle ways, and the Grafton Centre and city centre with its theatres and cinema, within walking distance.

Tenure

Leasehold

Lease is 125 years with 87 years remaining

Service Charge is £1,908.00, which is reviewed annually and adjusted according to associated costs.

Ground rent is £10 per annum, which is payable annually for the length of the lease of 125 years. The vendor confirms that there is no mention of a review upon the lease.

Services

All mains services connected.

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 leasehold interest.

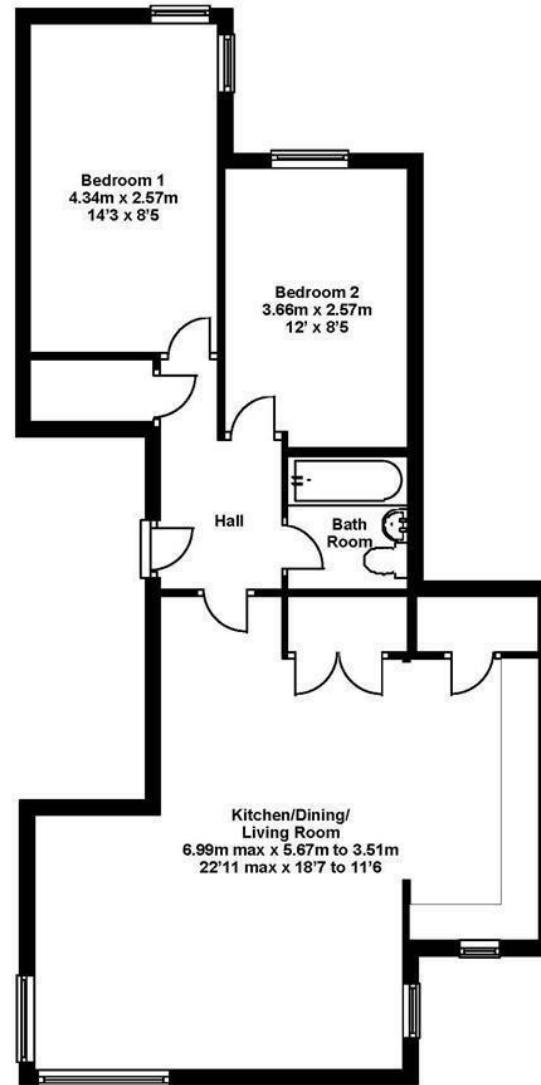
Viewing

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



1 Midwinter Place, Hamilton Road, Cambridge

Ground Floor



Approx. gross internal floor area 69 sqm (750 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

