



28 Chieftain Way, Cambridge, CB4 2WR
Guide Price £295,000 Freehold



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A VERY WELL-APPOINTED AND PRACTICAL, 2-BEDROOM, TOP FLOOR APARTMENT BENEFITING FROM 2 BATHROOMS AND HIGH CEILINGS THROUGHOUT, CONVENIENTLY LOCATED TO THE NORTH OF THE CITY CENTRE.

- Top floor, purpose-built apartment
- Constructed in 2013
- Allocated parking space
- Council tax band - C
- 2 bedrooms, bathroom & ensuite
- Gas central heating to radiators
- EPC Rating - C / 80

This spacious, top (second) floor apartment is well-appointed and offers bright and spacious accommodation with high ceilings throughout.

The purpose-built building is accessed via a bright, communal entrance foyer which has stairs leading to the apartment entrance. A hallway opens into an impressive L-shaped, open-plan living space with windows to three aspects, two of which are south/southwest. Off the living space is a stylish kitchen with a range of fitted appliances including an induction hob with extractor hood over, an electric oven under, fridge/freezer and space for a dishwasher.

Off the hallway, the main bedroom is generous in size and benefits from a three-piece en suite shower room. There is a further bedroom and a three piece family bathroom with tiled splashbacks and window to the rear.

The property benefits from an allocated parking space with visitor parking spaces available, and a bike store.

Location

Chieftain Way, which forms part of the popular Orchard Park development, is situated on the north side of the city, conveniently placed for the Science Park, access to the A14, city centre and Cambridge North Railway Station. There are schools for all age groups in the city and a range of local shops and amenities on Orchard Park itself.

Tenure

Leasehold

Lease is 125 years with approximately 114 years remaining.

Service charge is £1,977.64 per annum. This is reviewed annually and is adjusted according to associated costs.

Ground rent is £200 per annum. This is reviewed every 10 years and increases by £100 at each review.

Services

All mains services connected.

Statutory Authorities

South Cambridgeshire District Council.

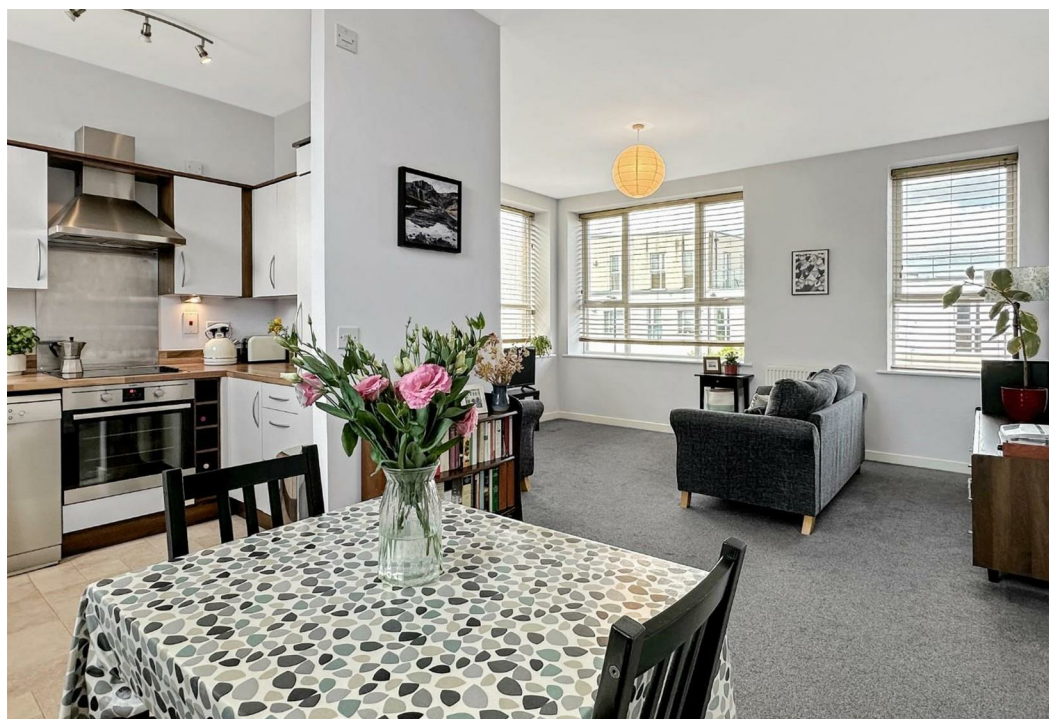
Council Tax Band - C

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

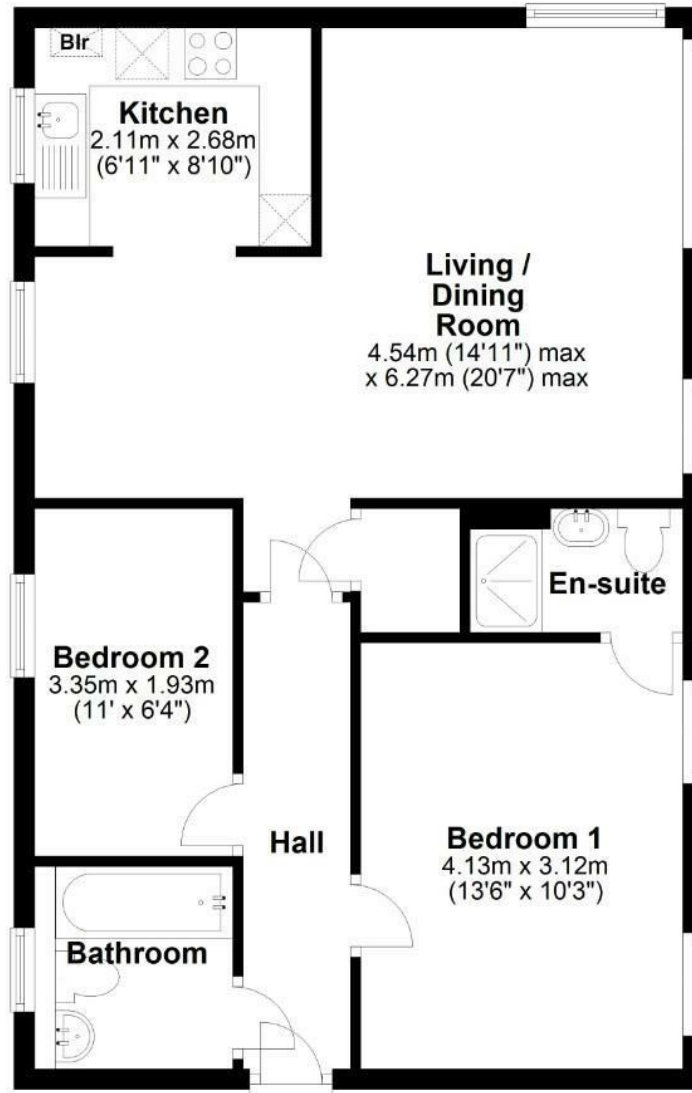
Viewing

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



Floor Plan

Approx. 63.3 sq. metres (680.9 sq. feet)



Total area: approx. 63.3 sq. metres (680.9 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		80	80
(69-80) C			
(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	

