



9 Laburnum House, Woodhead Drive, Cambridge, CB4 1FY
Guide Price £200,000 Leasehold



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A CONVENIENTLY SITUATED APARTMENT WITH ALLOCATED PARKING, SET JUST OFF MILTON ROAD IN A PEACEFUL CUL-DE-SAC AND FOR SALE WITH THE ADVANTAGE OF NO ONWARD CHAIN.

- Peaceful cul-de-sac position
- Electric storage heating
- No onward chain
- Allocated parking
- EPC - B / 82
- Close to the Science park and A14/M11 road networks
- Communal gardens

This one bedroom apartment enjoys a convenient position just off Milton Road, 1.4 miles from Cambridge North and a short cycle ride from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities. The property is in need of some updating in areas yet offers an exciting opportunity for a prospective buyer to add value and make the apartment their very own.

The accommodation briefly comprises a bright living/dining room, benefitting from the morning sun and offering views over the communal gardens and development. The kitchen has been fitted with a range of base and eye-level units and has various appliances, all of which are included within the sale.

There is a double bedroom with built-in storage cupboard. The hallway has further built-in storage and gives access to the airing cupboard housing a hot water cylinder. The bathroom has been fitted with a three-piece suite including a shower over the bath.

Outside, the property benefits from an allocated parking space and bicycle store. There is a secure communal entrance with stairs to the property and the building is surrounded by well-tended green areas.

Location

Woodhead Drive forms part of a popular modern residential development off Milton Road on the north side of the city, conveniently placed for the city centre, Science Park, access to the A14 and Cambridge North Railway Station. There are schools for all age groups in the city and a range of local shops on the Arbury Road/Milton Road junction with a Co-op on the corner of Milton Road and Kings Hedges Road. Access to the A14 is about 1.25 miles away.

Tenure

Leasehold

The lease is 125 years with 94 years remaining.

Ground rent £110 per annum. This is reviewed every 25 years and increases in line with RPI at each review. This was a 100% increase at the last review.

Service Charge approximately £938 per annum, which is reviewed annually and adjusted according to associated costs.

Services

Mains electric, water and drainage are connected. We believe that there is no gas connection.

Statutory Authorities

Cambridge City Council.

Council Tax Band - B

Fixtures and Fittings

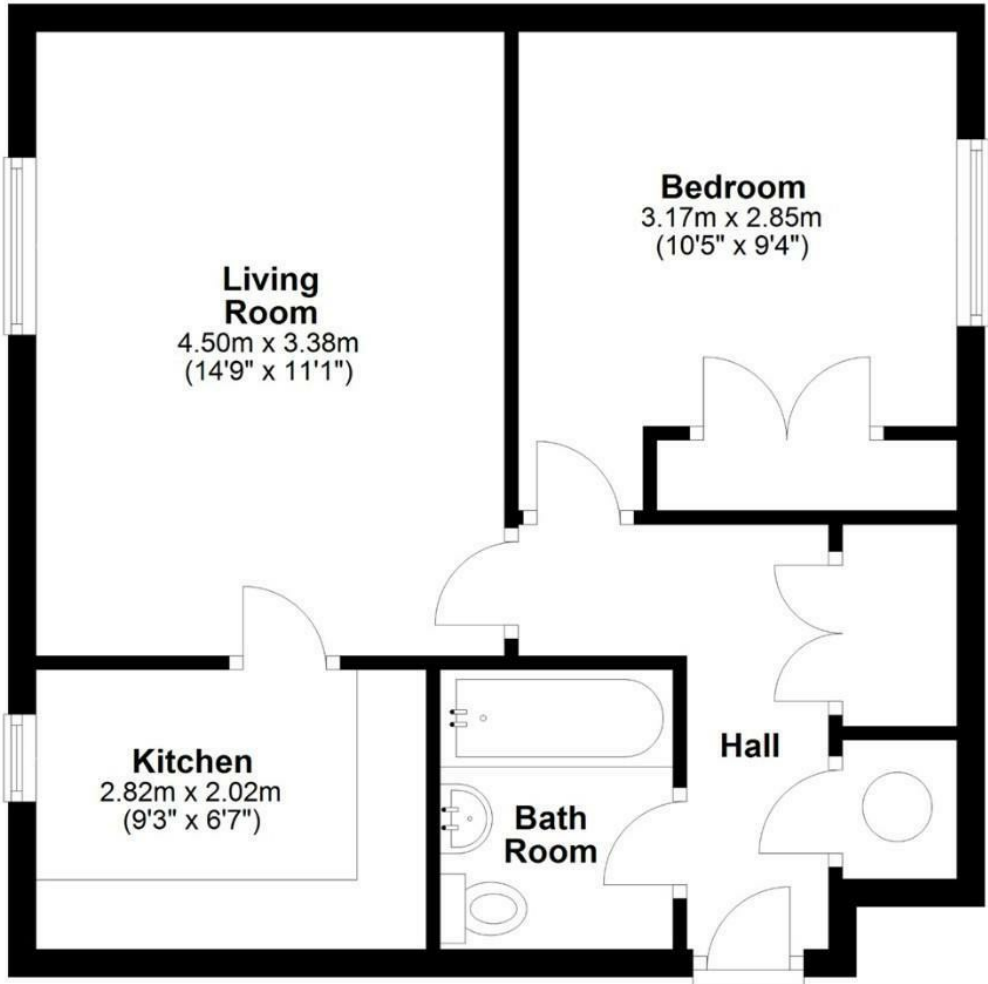
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



First Floor



Approx. gross internal floor area 44 sqm (475 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	

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.

