



40 Beaulands Close, Cambridge, CB4 1JA
Guide Price £300,000 Leasehold



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A FULLY REFURBISHED ONE BEDROOM APARTMENT LOCATED WITHIN A SECURE RIVERSIDE DEVELOPMENT AT THE END OF DE FREVILLE AVENUE, BENEFITTING FROM ALLOCATED PARKING AND VIEWS ACROSS PRISTINE COMMUNAL GARDENS.

- 491 sqft / 45.7 sqm
- Allocated parking space adjacent to property
- Communal gardens
- Built 1985
- Council tax band - C
- First floor apartment
- 1 bed, 1 recep, 1 bath
- Electric heating to radiators
- EPC – E / 41

40 Beaulands Close is a first-floor apartment occupying a quiet corner position within this well-maintained and green riverside development in the De Freville conservation area. The apartment has been fully refurbished in recent years and enjoys far-reaching views across communal gardens towards the river Cam.

The accommodation comprises an entrance hall, sitting/dining room with a double-glazed corner window and wall mounted shelving, a modern kitchen well-equipped with a matching range of handleless units and drawers with quartz worktops, inset sink, inset electric hob with extractor fan above, electric oven, space and plumbing for additional freestanding appliances and a double-glazed window. A built-in cupboard houses a pressurized hot-water cylinder. There is a spacious double bedroom with two double-glazed windows and built-in wardrobe. The bathroom is refitted with a modern white three-piece suite incorporating a shower over the bath.

The development is accessed via a remote-controlled barrier located at the end of de Freville Avenue. There are well-maintained communal gardens for residents and guests to enjoy. There is an allocated parking space adjacent to the block within a small parking area.

Location

The site is on the northern side of the river Cam in a highly regarded residential area near Midsummer Common and the towpath giving access to Stourbridge Common and open countryside. Cambridge North railway station and the Science Park are within easy reach, as is the city centre by foot or bicycle across Jesus Green. There are local shops at Mitcham's Corner/Chesterton Road including a bakery and supermarket as well as several cafés, restaurants and pubs.

Tenure

Leasehold

Lease term – 999 years from 25 March 2003

Service charge – Currently £2800 per annum. This is reviewed annually and adjusted according to associated costs. Please see the Agent's Note.

Ground rent - The vendor informs us that there is no ground rent payable on the property.

Managing Agent -Janeteva Ltd

Agent's Note

Currently the service charge is elevated to cover replacement external stair rails, and repair of external stair and access balcony surfaces.

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 freehold interest.

Viewing

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



Floor Plan

Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 45.7 sq. metres (491.8 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		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

