



31 Barton Road, Cambridge, CB3 9LB  
Offers Over £435,000 Leasehold



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**A PRESTIGIOUS GROUND-FLOOR CITY APARTMENT, BUILT WITH STATE-OF-THE-ART HEATING SYSTEMS & ENJOYING A CONVENIENT POSITION CLOSE TO THE BACKS, LOCATED IN THE EVER-POPULAR NEWNHAM WARD. NO CHAIN.**

- 625 sqft / 58 sqm
- 1 bed, 1 recep, 1 bath
- Residents parking
- 10 year build zone warranty (from November 22)
- Council tax band – C
- Ground-floor apartment
- Edwardian
- Electric heating to infra-red heating panels
- EPC – C / 70

This smart one-bedroom apartment forms part of this elegant Edwardian building, recently converted into a delightful collection of prime city apartments, thoughtfully designed and offering a bright contemporary feel. The property benefits from Roca sanitary ware and bespoke fitted kitchen, infrared heating panels and a heat pump with thermostatic control.

The accommodation briefly comprises an entrance hall with door through to a dressing area, which houses two storage cupboards and a recess with built-in shelves. There is a bright open-plan living/kitchen/dining room, which benefits from a bay-window and views over the front of the building. The kitchen has been fitted with a range of units and includes various integrated appliances.

There is a double bedroom with French doors opening onto a Juliet balcony. There is a stylish shower room, which has been fitted with a modern white suite, complemented by attractive tiling and a heated towel rail.

Outside, there is a large communal garden to the rear of the building with external lighting, cycle and bin storage. There is residents and visitors parking under the Newnham scheme. A video entry system gives access to a communal entrance hall with a letterbox, giving access to No.4 and the various other apartments in the building.

#### **Location**

31 Barton Road lies within the highly regarded Newnham area, which is widely recognised as one of the best residential locations in the city. Local facilities include a post office, chemist, bakers/coffee shop, butchers, grocers, small supermarket and the highly regarded Newnham Croft Primary School. Lammas Land Recreation Ground, with a large children's' play area, tennis court and paddling pool, is within a few hundred yards. The Cambridge Canoe Club and wild swimming are available at Sheeps Green. The historic city centre is about 1 mile away and provides an attractive combination of ancient and modern buildings, colleges, winding lanes and extensive shopping facilities. London commuters are well served with a mainline railway station about 1.5 miles away and the M11 (junction 12) is about 1.5 miles away providing good access to Stansted Airport and the M25.

#### **Tenure**

Leasehold with share of freehold to be transferred, pending sale of the remaining apartments. The Service charge £1302.04 is paid biannually and includes the upkeep of communal areas. This is reviewed annually and adjusted according to associated costs. Peppercorn ground rent (if demanded). This is understood to not be reviewed or increased. Management company to be formalised once remaining apartments have been sold.

#### **Services**

Main services connected include: water, electricity and mains drainage.

#### **Statutory Authorities**

Cambridge City Council.  
Council Tax Band - C

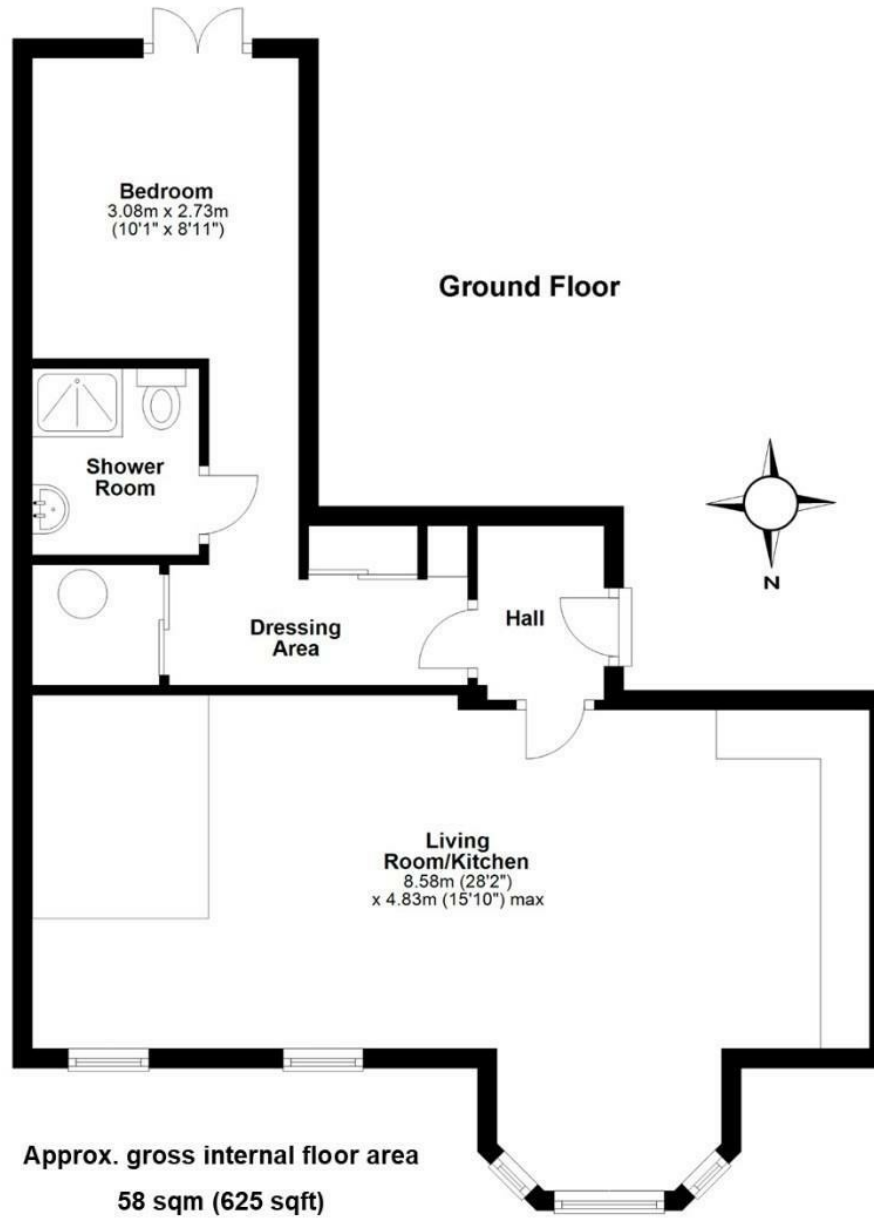
#### **Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest. Please note that smoke alarms and all ceiling lights are included in the sale.

#### **Viewing**

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





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>		70	82
(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>		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.

