



6 Ravensworth Gardens, Cambridge, CB1 2XL
Guide Price £335,000 Leasehold



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A MODERN TOP-FLOOR APARTMENT WITH UNDERCROFT PARKING AND VARIOUS COMMUNAL AREAS, ENJOYING A PRIME CITY LOCATION, METRES FROM STATION SQUARE AND AVAILABLE WITH NO ONWARD CHAIN.

- Top floor apartment
- Double glazing and gas central heating
- Undercroft parking
- No onward chain
- Various communal green areas
- EPC - C / 79
- A stone's throw from Station Square

This modern 2 bedroom apartment was built-in 2000 and enjoys a convenient location close to Cambridge Station and the City Centre. The property is situated on the top-floor, has undercroft parking and is also available with the benefit of no onward chain.

The accommodation comprises an entrance hall and a bright living room which benefits from a dual aspect. The kitchen has been fitted with a range of base and eye-level units and includes various freestanding and integrated appliances.

There are 2 double bedrooms, the master bedroom includes built-in wardrobes. The bathroom has been fitted with a white suite comprising a low-level W.C., wash hand basin and paneled bath with shower over, complemented by part tiled walls.

Outside, there is a communal garden located on the east side of the building, and additional play green opposite above the undercroft parking area. Each property has a secure external store.

The lease has about 101 years remaining and there is an annual service charge of around £1700 and an annual ground rent of £150. Managing Agent is Wagner Property Management.

Location

Ravensworth Gardens is a modern development, built in 2000 and conveniently situated just 0.1 miles from Cambridge Railway Station. The Botanical Gardens can be reached on foot in just 5 minutes and Cambridge City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities is less than a mile away.

Station Square offers a wide variety of amenities and the building is within 30 seconds of Amazon, Microsoft, Apple and Deloitte offices.

The railway station has mainline services into London's Kings Cross and Liverpool Street stations from around 48 minutes. Schools in both the state and independent sectors for all age groups are within the city.

Tenure

Leasehold

Lease is 126 years with 101 years remaining

Ground rent is £150 per annum. This is reviewed every 33 years and doubles at each review

Service charge is £1,777.52 per annum which includes payment into a reserve fund. This is reviewed annually and adjusted according to related costs.

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.

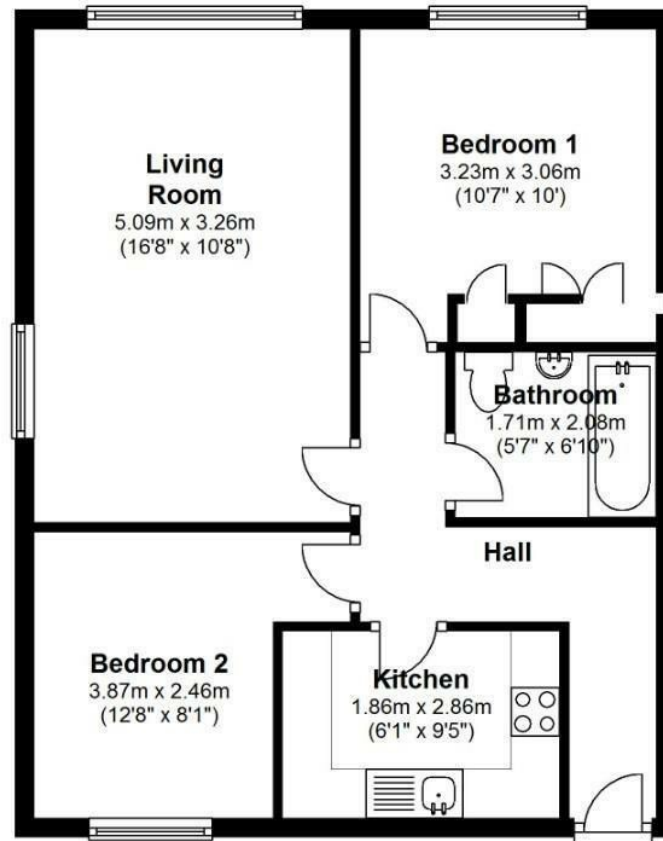
Viewing

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



Second Floor

Approx. 49.0 sq. metres (527.9 sq. feet)



Total area: approx. 49.0 sq. metres (527.9 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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	

