



3 Castle Row, Cambridge, CB3 0BB  
Guide Price £395,000 Leasehold



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**A SUPERBLY POSITIONED 2-BEDROOM DUPLEX OF 750 SQFT / 70 SQM, PLUS A CARPORT. THE PROPERTY IS A STONE'S THROW FROM CASTLE MOUND AND JUST HALF A MILE FROM MARKET SQUARE, FOR SALE WITH NO CHAIN.**

- Duplex maisonette
- 2 bed, 1 bath, 1 receipts
- Carport
- EPC - C / 74
- Leasehold
- 750 Sqft / 70 Sqm
- Built in 1997
- Gas fired heating to radiators
- Council tax band - D

This well-presented duplex is one of four units in the block sharing a landing with only one other and having no neighbour above or below. This property is in good order throughout and enjoys a superb position just opposite Shire Hall, with easy access to the river and the wealth of other attractions of this iconic and historic city.

The entrance hall has space for coats and footwear and leads to a kitchen which has been fitted with a range of units and has various freestanding appliances included within the sale. The living/dining room benefits from a dual aspect, includes a bay window and a feature fireplace, contrasted by exposed brickwork.

Upstairs there are two double bedrooms, both of which are comfortable doubles and include built-in cupboards. The bathroom has been fitted with a modern white suite comprising a wash hand basin with storage below, low-level W.C. and paneled bath with shower over. Finally the landing provides access to a loft and an additional built-in cupboard.

Outside, to the front of the property is a car port which also stores bins. There is also a secure bike store to the rear of the building before the steps leading up to the main entrance.

**Agent's Note**

We understand that short term lets under 3 months are not permitted at Castle Row. There is however a strong market for mid-term lets of 3-6 months or more, which are permitted.

**Location**

No.3 Castle Row is located just off Castle Street opposite Shire Hall. The property sits in a rather special and historic area of Cambridge and has plenty of local facilities nearby including some reputable pubs and eateries.

This is an area of the city where properties seldom come to market and a most attractive position, on a slight rise within easy walking or cycling distance of the City Centre with its combination of ancient and modern buildings, winding lanes and excellent choice of local schooling.

It is ideally situated for those working at Cambridge Science and Business Park (3 miles east) or Addenbrooke's Biomedical Campus (4 miles south). For the commuter, Cambridge station has mainline services to London from around 48 minutes. The property is also within easy reach of the A14/M11 road networks.

**Tenure**

Leasehold

Lease is 125 years with 97 years remaining.

Service Charge is approximately £429.36 per annum, paid quarterly at £107.34.. This is reviewed annually and adjusted if necessary according to associated costs.

The vendors inform us that there is peppercorn Ground Rent of £10 per annum which is not reviewed or increased.

**Services**

Mains services connected include: gas, electricity, water and mains drainage.

**Statutory Authorities**

Cambridge District Council

Council Tax Band - D

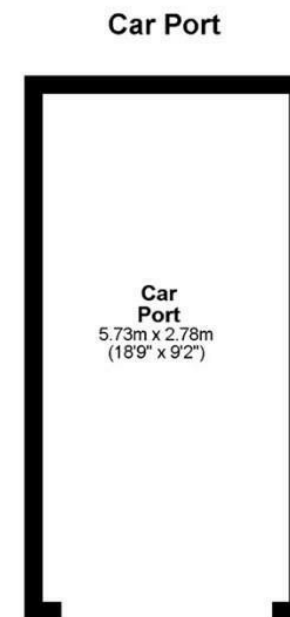
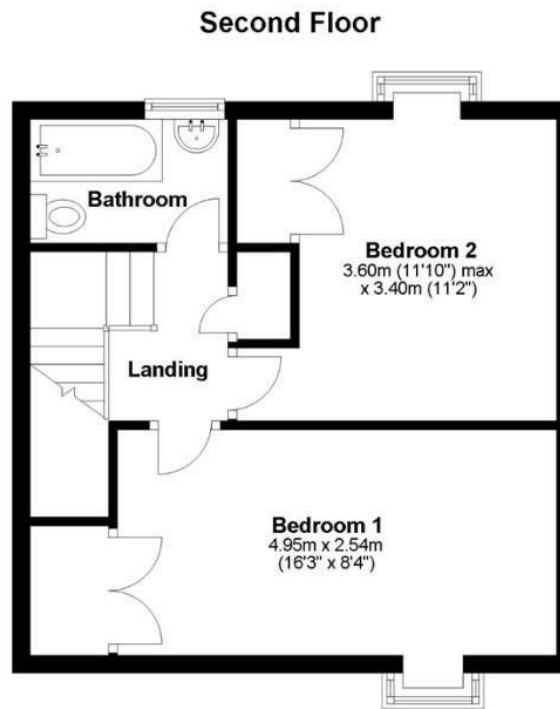
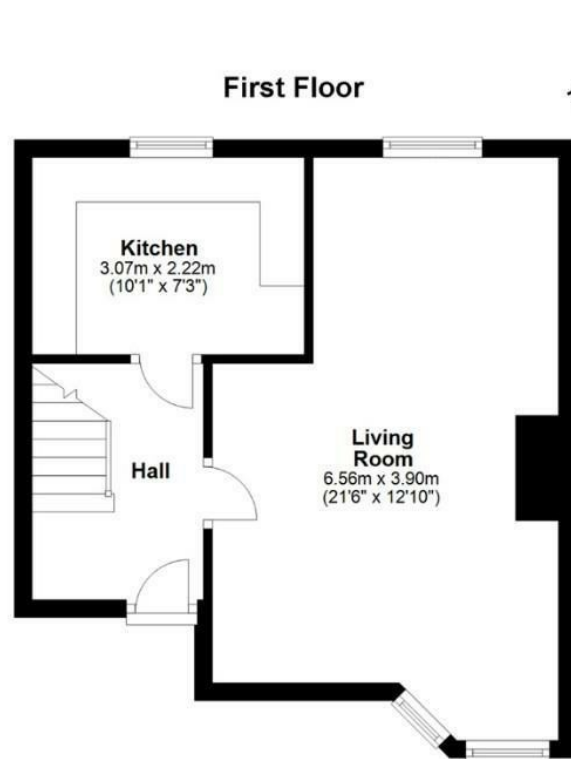
**Fixtures and Fittings**

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





Approx. gross internal floor area 70 sqm (750 sqft) excluding Car Port

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		74	74
(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.

