



37 Fitzgerald Place, Cambridge, CB4 1WA
Guide Price £440,000 Leasehold



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01223 323130

AN IMMACULATLY PRESENTED, LIGHT AND SPACIOUS TOP FLOOR APARTMENT PROVIDING SECURE UNDERCROFT PARKING IN CHESTERTON. ADJOINING OPEN MEADOWS AND EASY ACCESS TO RIVERSIDE WALKS TO THE CITY CENTRE.

- 740 sqft / 68 sqm - to be added - to be added
- 2 bed, 2 bath, 1 recep
- Communal EV charging points
- Gas-fired heating to underfloor
- EPC - B / 82
- Top floor modern apartment
- Secure allocated parking space
- West facing balcony off main reception area
- Scenic central location
- Council tax band - D

37 Fitzgerald Place is located within the Vie development in Old Chesterton, adjacent to riverside pedestrian bridge and close to a wide range of independent amenities and large open green spaces. Located on the top floor of a modern block incorporating undercroft parking with communal EV charging points, this spacious two bedroom, two bathroom apartment benefits from a high degree of natural light in all principal rooms and a west facing balcony.

The building provides a well-maintained communal entrance area with access to a lift and stairwell. Upon entering the property, a wide reception hall with storage cupboard leads to all the accommodation including a principal bedroom suite, a second double bedroom, a luxurious bathroom suite and an impressive open plan reception room incorporating a sitting area with access to an outside balcony, dining area and a modern, well-equipped kitchen with a full range of integrated appliances.

The property is found in excellent decorative order, benefits from underfloor heating and the recent installation of new, high quality windows.

Outside, there are various communal seating areas for residents and guests. The property has the benefit of one allocated, secure parking space within the undercroft parking area. There are communal EV charging points available.

Location

Fitzgerald Place is very conveniently situated about 1 mile north east of Cambridge City centre and is approached via the new Riverside bridge or Chesterton High Street via Church Street. The river Cam, Stourbridge Common and Midsummer Common are within walking or cycling distance and a variety of independent shops, cafés and facilities are all at hand including local shops on Chesterton High Street. The property is equidistant from both Cambridge Railway Station and Cambridge North Station in Chesterton.

Tenure

Leasehold

Lease is 125 years with 107 years remaining.

Service charge is £1900 per annum. This is reviewed annually and adjusted according to associated costs.

Ground rent is £325 per annum. This is reviewed every 25 years, whereupon it doubles. The next review is in 2031.

Services

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

Statutory Authorities

Cambridge City Council.

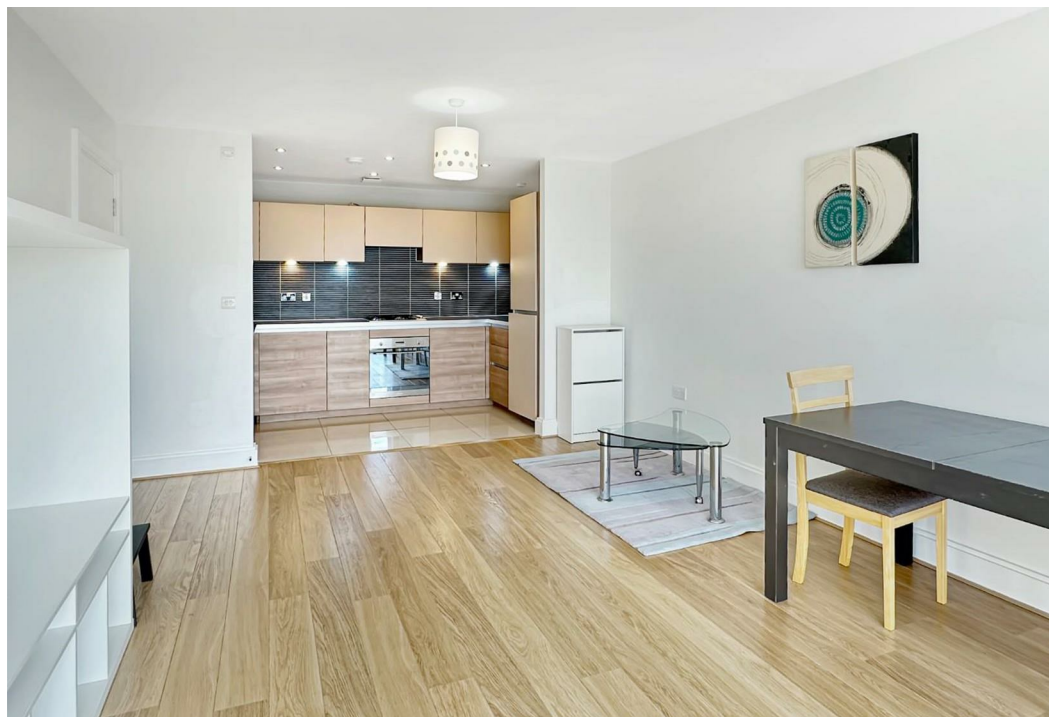
Council Tax Band - D

Fixtures and Fittings

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

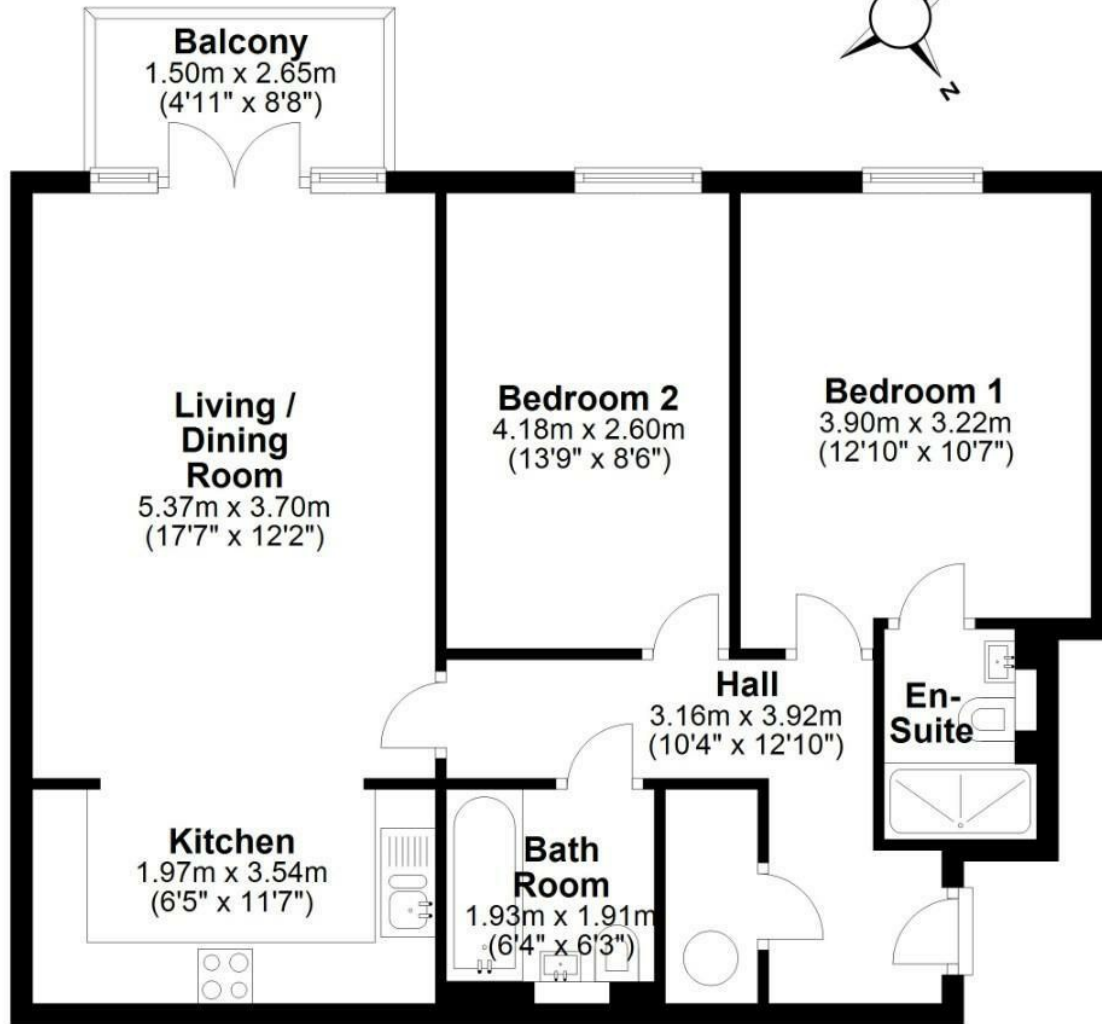
Viewing

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



Floor Plan

Approx. 68.8 sq. metres (740.7 sq. feet)



Total area: approx. 68.8 sq. metres (740.7 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			
(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.

