



Flat 14, Poynters Lodge, Chesterton Road, Cambridge, CB4 1JB
Guide Price £260,000 Leasehold - Share of Freehold



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A SHARE OF FREEHOLD, FIRST-FLOOR APARTMENT WITH ALLOCATED PARKING, CONVENIENTLY SITUATED IN WEST CHESTERTON, JUST OPPOSITE THE POPULAR STIR BAKERY AND A SHORT STROLL FROM THE RIVER. NO CHAIN.

- 410 sqft / 38 sqm
- 1 bed, 1 recep, 1 bath
- Allocated parking
- Electric heating to radiators
- Council tax band - B
- First-floor apartment
- Share-of-freehold
- Built in 1986
- EPC – B / 83

This well-cared-for first-floor apartment enjoys a superb position within striking distance of the river and city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities. The apartment has recently been repainted and also is in process of having its lease extended, this will be passed onto the new owner upon completion.

There is an entrance hall with access to an airing cupboard housing a hot water cylinder. The living room benefits from southerly aspects and views over De Freville. Adjoining the dining area is a kitchen which has been fitted with a basic range of units; freestanding appliances include a fridge, oven and a washing machine.

The bedroom is generous in size and has southerly aspects to the rear of the building. Completing the accommodation is a bathroom, fitted with a modern white three-piece-suite including a shower over the bath, complemented by part tiled walls and a mirror wall cabinet.

Outside, a covered archway provides secure access to the main entrance and a residents' car park, which has an allocated parking space and bicycle storage. Stairs from the communal entrance lead to the apartment, which is located on the first-floor.

Location

Poynters Lodge is a select scheme of 20 apartments situated on the eastern end of Chesterton Road. The area is well known for its sense of community and is within easy reach of the river, town centre and just 0.8 miles from Cambridge North Station.

The CB4 area is becoming well-known for its trendy cafés and bars including the highly renowned Stir, which is situated just opposite Poynters Lodge. Local shopping facilities are available on Milton Road and Arbury Court, all of which are just a short walk away.

There are a number of public green spaces nearby including Chesterton and Chestnut Grove Recreation Grounds.

Agent's Note

Our vendor is in the process of extending the lease to 999 years and this will be renewed prior to an exchange of contracts. No animal may be kept at the property without prior written consent of the freeholder.

Tenure

Leasehold with Share of Freehold

The lease is 99 years in length with 61 years remaining. This is in the process of being extended to 999 years.

Ground Rent is £50.00 per annum. The vendor has confirmed that this is not reviewed or increased.

Service Charge is £1,350.00 per annum. This is reviewed annually and is adjusted according to associated costs. The service charge includes repairs and maintenance to the building, buildings insurance, water and maintenance to the gardens and communal areas.

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - B

Fixtures and Fittings

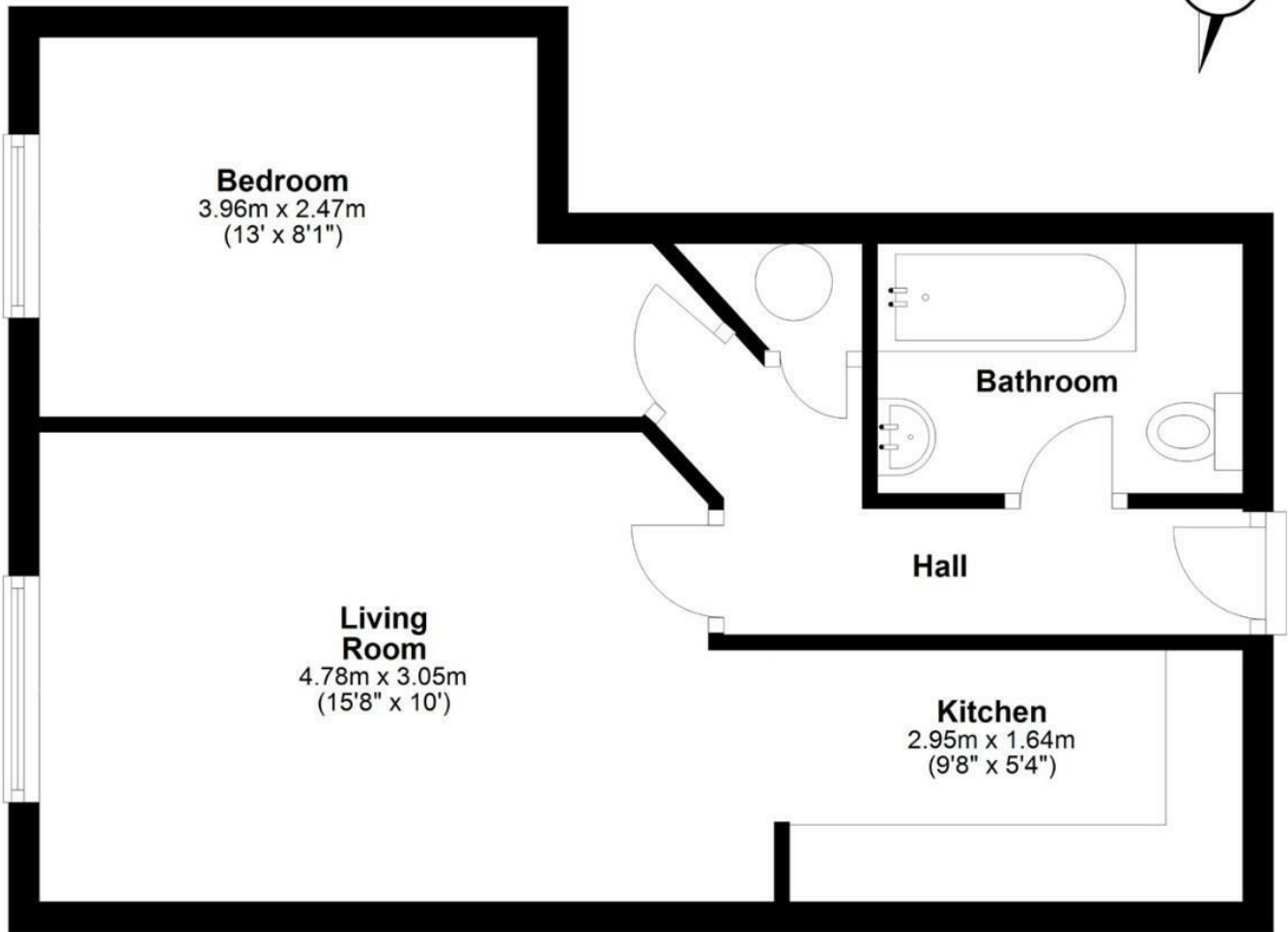
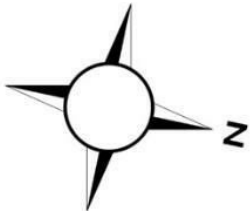
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



First Floor



Approx. gross internal floor area 38 sqm (410 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(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.

