



3 Eden Court, Eden Street, Cambridge, CB1 1ES
Guide Price £400,000 Leasehold



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A DISTINCTIVE SHARE OF FREEHOLD, SPLIT-LEVEL, GROUND APARTMENT WITH A COMMUNAL GARDEN AND BIKE STORE, FORMING PART OF A CONVERTED VICTORIAN SCHOOL & ENJOYING A SUPERB LOCATION IN THE HEART OF THE KITE.

- 612 sqft / 57 sqm
- 1 bed, 1 bath, 1 recep
- Permit parking
- 1895
- Council tax band - C
- Split-level apartment
- Electric heating to radiators
- Leasehold
- EPC – D / 58

This well-proportioned duplex apartment, forms part of this attractive period conversion of eight dwellings and enjoys a prime central position, moments' from New Square, Christ's Pieces and the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The accommodation briefly comprises a open-plan living/dining room, finished with solid oak flooring and with a spiral staircase leading up to the first-floor. The kitchen has been fitted with a modern range of base and wall-mounted units and is finished with attractive, tiled splashbacks. Integrated appliances include an oven and an electric hob with an extractor over.

Upstairs there is a generous bedroom with large built-in sliding wardrobes and two additional storage cupboards. There is a refitted shower room comprising a walk-in shower, wash hand basin with storage below and a low-level W.C, complemented by attractive tiling.

Outside there is permit parking available and a secure communal entrance leading to a shared courtyard which has a brick-built bicycle/bin store with a Sedum roof.

Location

Eden Street is quiet, yet central and well-located in the highly sought-after Kite area of the city. Eden Court forms part of a conservation area and is well situated on a no-through road, just a short walk from the heart of Cambridge.

There are a good range of local facilities including a Tesco Superstore, gym and two out of town retail parks close-by, with the Grafton Centre which has a wide range of shops a multiplex cinema and restaurants just a short distance away.

The area is home to some fantastic local businesses and pubs including The Elm Tree, The Cricketers and the Free Press. There is also a local hairdressers just a stone's throw from the property.

Parker's Piece, Christ's Pieces and Midsummer Common are also situated nearby, as well as Cambridge Railway Station with direct services to London, Birmingham and Peterborough.

Tenure

Leasehold
Lease length is 999 years with 956 years remaining.
Service charge is £2,656.39 per annum. This is reviewed annually and is adjusted according to associated costs.
Ground Rent - the vendor advises that this is a 'Peppercorn' rent of £X, which is never reviewed.

Services

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

Statutory Authorities

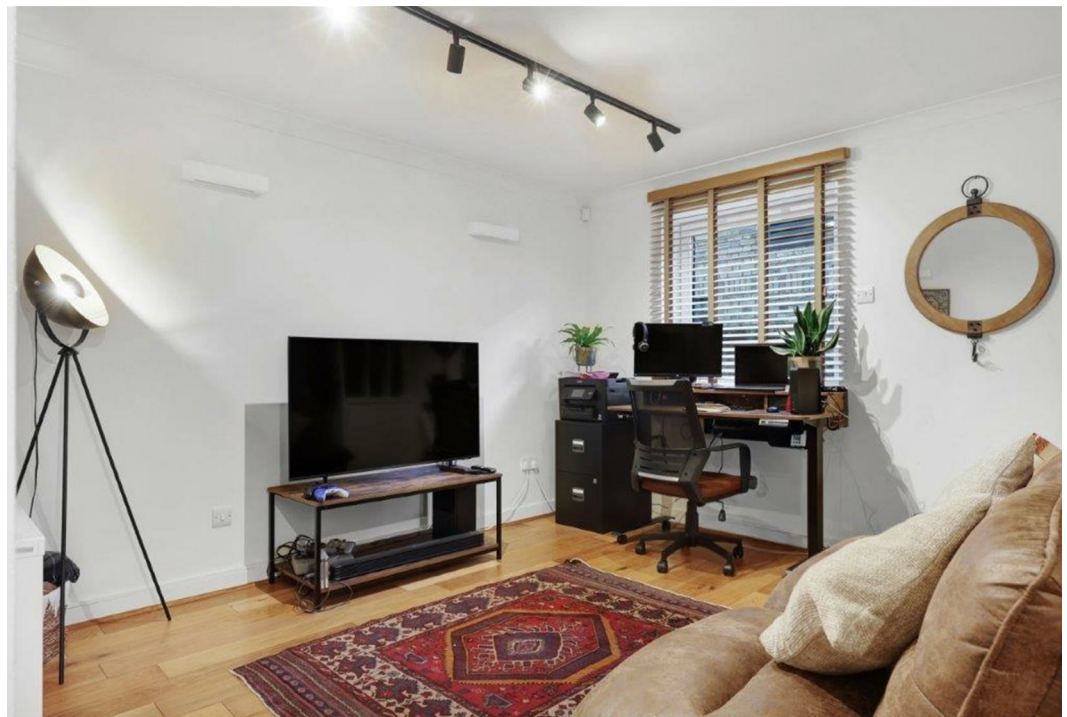
Cambridge City Council.
Council Tax Band - C

Fixtures and Fittings

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

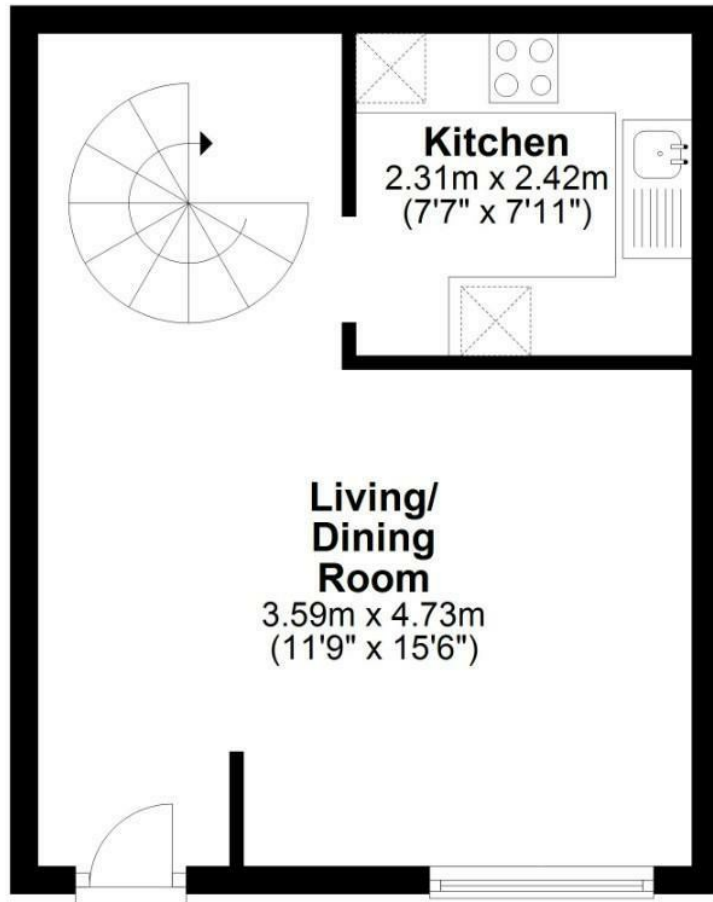
Viewing

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



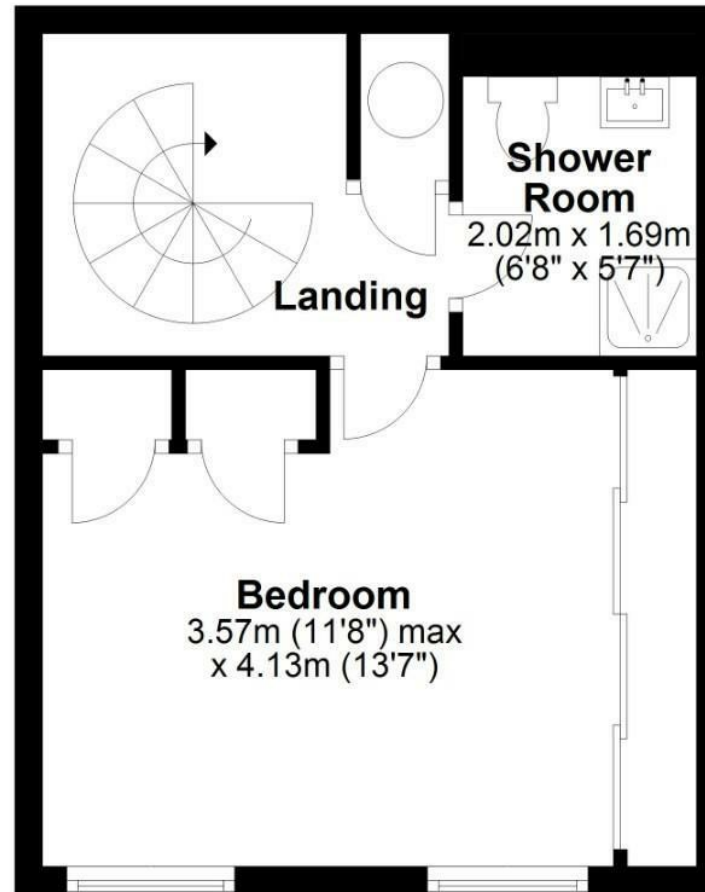
Ground Floor

Approx. 28.3 sq. metres (304.2 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



Total area: approx. 56.9 sq. metres (612.0 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	58	68
EU Directive 2002/91/EC		

