



Flat 7, William Morris House, 193 Huntingdon Road, Cambridge, CB3 0DL  
Guide Price £550,000 Leasehold



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**A SPACIOUS AND WELL-MAINTAINED, 2-BEDROOM APARTMENT SET WITHIN A PRESTIGIOUS GATED DEVELOPMENT ON HUNTINGDON ROAD, PROVIDING ALLOCATED PARKING AND EXTENSIVE COMMUNAL GROUNDS.**

- 1026 sqft / 95 sqm
- 2 bed, 2 bath, 1 reception
- Allocated parking space
- Council tax band – E
- Prestigious gated development close to city centre
- First-floor apartment, built 2007
- Open-plan kitchen/dining/living space
- Gas heating to underfloor
- EPC – B / 83
- Rear views across beautifully maintained communal gardens

William Morris House is an impressive and select scheme of apartments set in gated grounds on Huntingdon Road. The development is set back from the road and provides residents parking and formal communal gardens bordering open fields.

This lovely apartment is located on the first floor and offers spacious accommodation with quality finishes and a high degree of natural light.

The apartment is approached via a grand reception hall and a broad sweeping staircase rising to the first-floor level. These communal areas are spacious, bright and immaculately presented.

The accommodation extends to 1026 sqft in total and boasts an impressive triple aspect living space with a side bay dining area and a Juliet balcony. This open plan room provides a well-equipped kitchen with a full range of integrated appliances and an expansive seating area. There are two spacious double bedrooms (one with ensuite facilities) and a separate bathroom suite. An entrance hall leads to all accommodation.

Outside, there is a parking area for residents and guests in front of the main entrance. Broad lawned gardens to the rear enjoy attractive mature trees, established planting and paved seating areas.

**Location**

Huntingdon Road is situated to the north of the city within easy walking or cycling distance of the centre and many of the facilities offered by the University. There is excellent schooling for all age groups within the area and within walking / cycling distance of the well-regarded Independent Prep schools of St John's College and King's College. The University of Cambridge Primary School is close by in Eddington and also within the catchment area for Mayfield Primary and the Ofsted rated 'Outstanding' Chesterton Community College, which also provides sports facilities for the public.

A Sainsburys supermarket can be found in Eddington whilst others shops can be found on nearby Histon Road. Road links to both the A14 and M11 are also superb, making this property ideal for any commuter into the cities of London or Birmingham. Rail travel is also available via the Cambridge North Station, which is a mere fifteen-minute cycle away.

**Tenure**

Leasehold.

The lease is 999 years with 979 years remaining.

The Service Charge is £4600 per annum. This is reviewed annually and adjusted according to associated costs.

There is no Ground Rent.

**Services**

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

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - E

**Fixtures and Fittings**

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

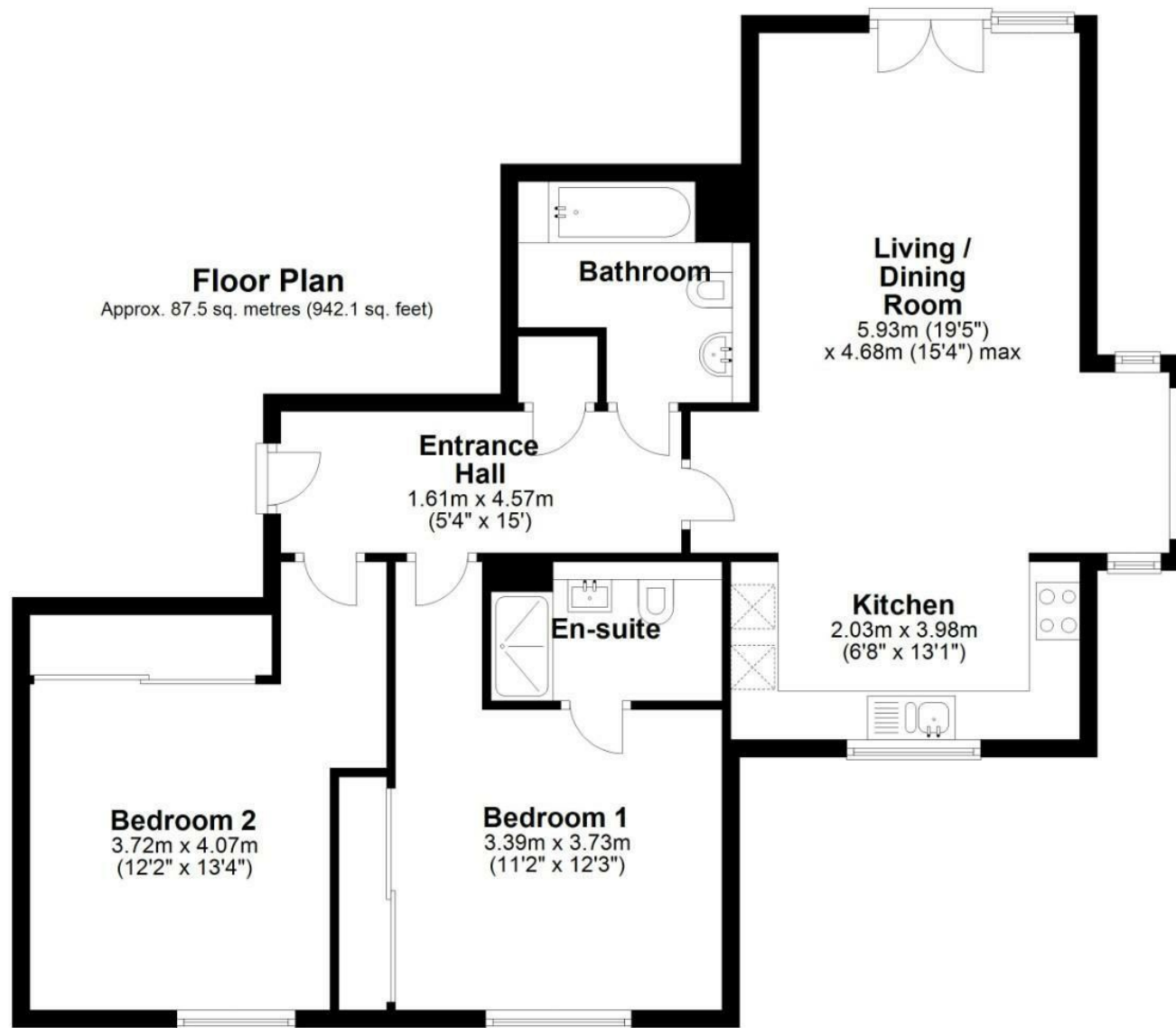
**Viewing**

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









Total area: approx. 87.5 sq. metres (942.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



