



Water View, Riverside, Cambridge, CB5 8JQ
Guide Price £600,000 Leasehold

REDMAYNE
ARNOLD
& HARRIS

rah.co.uk
01223 323130

A MODERN AND WELL-PROPORTIONED, SPLIT-LEVEL APARTMENT WITH SECURE ALLOCATED PARKING, FRONTING ONTO RIVERSIDE AND BOASTING SPLENDID VIEWS OVER THE RIVER CAM AND LOGANS MEADOW. NO CHAIN.

- 975 sqft / 90 sqm
- Allocated parking
- Private outdoor terrace and balcony
- Built-in 2006
- Council tax band – E
- Split-level apartment
- 2 bedrooms, 2 bathrooms, 1 reception
- Electric wall-mounted heating
- EPC – C / 70
- No chain

This smart split-level apartment enjoys plenty of outdoor space and an enviable position on Riverside, set within a select development of just 19 dwellings. Positioned close to Midsummer and Stourbridge Commons, and equidistant from Cambridge City centre and the picturesque village of Fen Ditton.

On the ground floor is the first of the bedrooms, which benefits from the morning sun and has a sliding door opening onto a patio area. There is also a generous bathroom, which has been fitted with a modern white suite, complemented by attractive tiling and a heated towel rail. Of particular note is the impressive living room space which has a vaulted ceiling and a glazed façade to the front aspect, resulting in an abundance of natural light. A large set of sliding doors open onto a private west-facing terrace, which fronts onto Riverside.

An open tread staircase leads up to the first floor, which houses a stylish kitchen/dining room boasting striking views over the river and Logans Meadow. The kitchen itself is finished with granite worktops and has a number of integrated appliances, all of which are included within the sale. Completing the accommodation is a shower room and an impressive principal bedroom, which has a private balcony and built-in sliding mirrored wardrobes.

The complex is entered via secure gates from Riverside, operated by fob and entry code systems. This leads to a communal area which includes gardens, a cycle store and an allocated parking space (No.11) within the block paved area to the rear of the building.

Location

Riverside is within walking or cycling distance of the city centre, Grafton Centre, Midsummer Common and Stourbridge Common. In addition, the Science Park and Cambridge North Railway station with fast and regular services to London is approximately 1 mile away. A wide range of amenities and facilities are also nearby including delightful riverside walks. The property is within catchment for St Matthew's Primary School and Parkside Community College.

Tenure

Leasehold

Lease details – 125 years from January 2006.

Service Charge - £3153.60 per annum, which is reviewed annually and adjusted cording to associated costs.

Ground Rent Charge - £300 per annum. This is reviewed every 25 years and doubles at each review. Next review will be January 2031.

Management company - Encore

Services

Main services connected include: water, electricity 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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.

