



Winstanley Court, Cromwell Road, Cambridge, CB1 3UR
Offers Over £300,000 Leasehold



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AN IMMACULATLY PRESENTED AND EXTREMELY LIGHT 2-BEDROOM GROUND FLOOR APARTMENT, SITUATED ON A MODERN DEVELOPMENT IN ROMSEY TOWN, PROVIDING COMMUNAL GARDENS AND RESIDENTS PARKING.

- 556 sqft / 51 sqm
- Leasehold
- Built in 2003
- Residents parking
- EPC – D / 63
- Modern ground floor apartment
- 2 bed, 1 reception, 1 bathroom
- Well-maintained communal gardens
- Electric heating to radiators
- Council tax band – C

21 Winstanley Court offers a private position within this modern development, off Cromwell Road, overlooking communal grounds. The property is located on the ground floor and is within easy reach of Mill Road, Cambridge Station and the city centre. The property benefits from high-speed CityFibre, full fibre broadband.

The property is accessed via a secure communal entrance area. The accommodation comprises an entrance hall with built-in storage cupboard, a generous living/dining room with window overlooking communal gardens and attractive wood-style flooring, a well-equipped kitchen providing a matching range of units and drawers, working surfaces with inset sink and drainer and space for a range of freestanding appliances. Off the entrance hall, there are two spacious bedrooms and a modern bathroom suite with a bath and a shower over.

Outside, neat and well-maintained communal areas are predominantly laid to lawn. There are ample parking bays within the development for residents and guests. The apartment also includes secure, covered cycle parking within a dedicated brick building.

Location

Winstanley Court is a modern development located off Cromwell Road close to the retail and leisure parks of Newmarket Road and only about a mile away from the Grafton Centre leisure and shopping area. Coldham's Common is close by with playground, woodland walks and access to the river. There are local shops and a major private gym and health club on Cromwell Road itself. Mill Road with its vibrant, cosmopolitan atmosphere and range of independent bars, cafes, restaurants and shops, is only a short walk away.

The city's main railway station with direct links to London King's Cross and London Liverpool Street and Cambridge City centre are within walking and cycling distance. Addenbrooke's Hospital and the Biomedical Campus is just a little over one mile away.

Tenure

Leasehold

Lease is 189 years from December 2001.

Service charge is currently £1,792 per annum. This is reviewed annually and adjusted according to associated costs.

The Ground Rent is currently £150.00. This is reviewed as follows:

- £150 for the first thirty three years (First review in 2044)
- £300 for the second thirty three years
- £450 for remainder of term

Both the service charge and ground rent are paid in two equal installments.

Services

Mains electricity, water & drainage connected (no gas connection). There is electric storage heating (economy heating system). There is access to high-speed CityFibre full fibre broadband.

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.

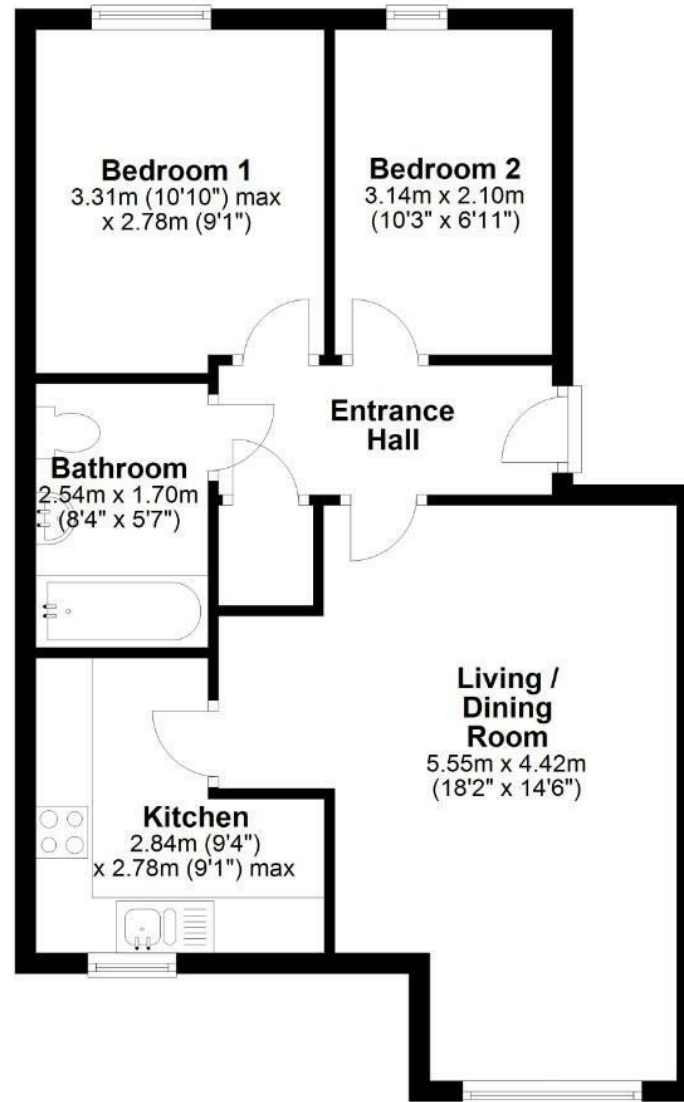
Viewing

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



Floorplan

Approx. 51.7 sq. metres (556.4 sq. feet)



Total area: approx. 51.7 sq. metres (556.4 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	63	76
EU Directive 2002/91/EC		

