



110 Richmond Road, Cambridge, CB4 3PT
Price Guide £375,000 Freehold



rah.co.uk
01223 323130

A FIRST-FLOOR, TWO-BEDROOM MAISONETTE ON RICHMOND ROAD BENEFITTING FROM A SHARE OF FREEHOLD TITLE AND OFF-STREET DRIVEWAY PARKING. THE PROPERTY NEEDS MODERNISATION AND IS BEING SOLD WITH NO ONWARD CHAIN.

- 947 sqft / 88 sqm
- 2 bedrooms, 2 receptions, 2 shower rooms
- Built in the 1980s
- No onward chain
- Council tax band - C
- First-floor maisonette
- Off-road parking place
- In need of modernisation
- EPC - F / 31
- Share of freehold

This maisonette on Richmond Road provides accommodation over two floors extending to an impressive 947 sqft.

The property entrance is approached via a driveway, which is owned by the property and provides off-street parking for one vehicle.

The entrance door opens to a communal hall with staircase leading to the apartment. The accommodation comprises an entrance hall, sitting/dining room with a box bay window, a well-equipped kitchen, shower room and a double bedroom with a Juliet balcony.

A staircase leads to the first-floor landing, which leads to a shower room and a large double bedroom with eaves storage and a walk-in storage cupboard.

This freehold maisonette is being sold with the benefit of no onward chain.

Agent's Note

There is no garden access with this property. The parking space at the front belongs to the property but there is no garden.

Location

Richmond Road, a no-through road, is a highly sought-after residential location situated just off Huntingdon Road, around a mile north of the city centre, with its combination of ancient and modern buildings, excellent choice of schools and wide range of shopping facilities. Local shopping is available nearby and the property is close to good local schools including Mayfield Primary and Chesterton Community College.

Histon Road Recreation ground is just a few minutes' walk away and includes a runway, football goals and children's playground with a climber and swings. Cambridge city is easily accessible on foot or by bicycle. Both the Cambridge railway stations are just over 2 miles away and provide a regular and direct service into both London Liverpool Street and London King's Cross with journey times from just 50 minutes.

Tenure

Leasehold with share of freehold

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.





Total area: approx. 88.0 sq. metres (947.6 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		64
(39-54) E		
(21-38) F	31	
(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.

