



35 Gilbert House, Cambridge, CB1 2FJ
Guide Price £325,000 Leasehold



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A MODERN TOP FLOOR APARTMENT, OFFERING SPACIOUS ACCOMMODATION, LARGE BALCONY, ALLOCATED PARKING LOCATED IN THIS HIGHLY SOUGHT AFTER CB1 DEVELOPMENT ADJACENT TO CAMBRIDGE STATION, AVAILABLE WITH NO ONWARD CHAIN.

- One bedroom apartment • 485.4 sqft / 45.1 sqm • 1 bathroom, 1 reception room • Built in 2012 • Gas-fired underfloor heating • Underground allocated parking space • EPC - C / 79 • Council tax band-C • No onward chain • Well-maintained communal gardens.

35 Gilbert House is a stylish one-bedroom apartment located on the third floor of a purpose-built block, which is surrounded by communal grounds on three sides. The property itself offers a generous master bedroom, spacious living accommodation and a balcony. Located only yards from Cambridge Station and within walking distance to Mill Road and the city centre. The property provides fantastic access to an abundance of local amenities.

In a little more detail, the accommodation comprises an entrance hall with space for coats and shoes, generous master bedroom with built-in cupboards, stylish bathroom fitted with a white three-piece suite, open plan kitchen/dining/living room and a balcony. The kitchen is fitted with a range of cabinetry, sink with mixer tap, electric fan oven, electric hob with an extractor over and an integrated fridge-freezer.

Outside, there are extensive communal grounds, which are extremely well maintained, secure underground allocated parking space and a shared, secure bicycle store for residents use only.

Location

Mill Park is located off Station Road in one of Cambridge's most popular and prestigious residential areas to the south of the city centre. The location is perfect for access to Cambridge Railway Station, which is minutes away and allows convenient access to many local facilities, including Addenbrooke's Hospital, Hills Road and Long Road Sixth Form Colleges. There is an entertainment and leisure complex a short walk away, with a multi-screen cinema, gym, bowling alley and several restaurants.

Tenure

Leasehold

Lease length: 999 years with 986 years remaining

Service Charge: £3,066.39 per annum. This is reviewed annually and adjusted according to associated costs.

Ground Rent: £200.00 per annum. This increases by £50 every 50 years. Next review in 2062.

Services

Mains services connected include: gas underfloor heating, electricity, water 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 leasehold interest.

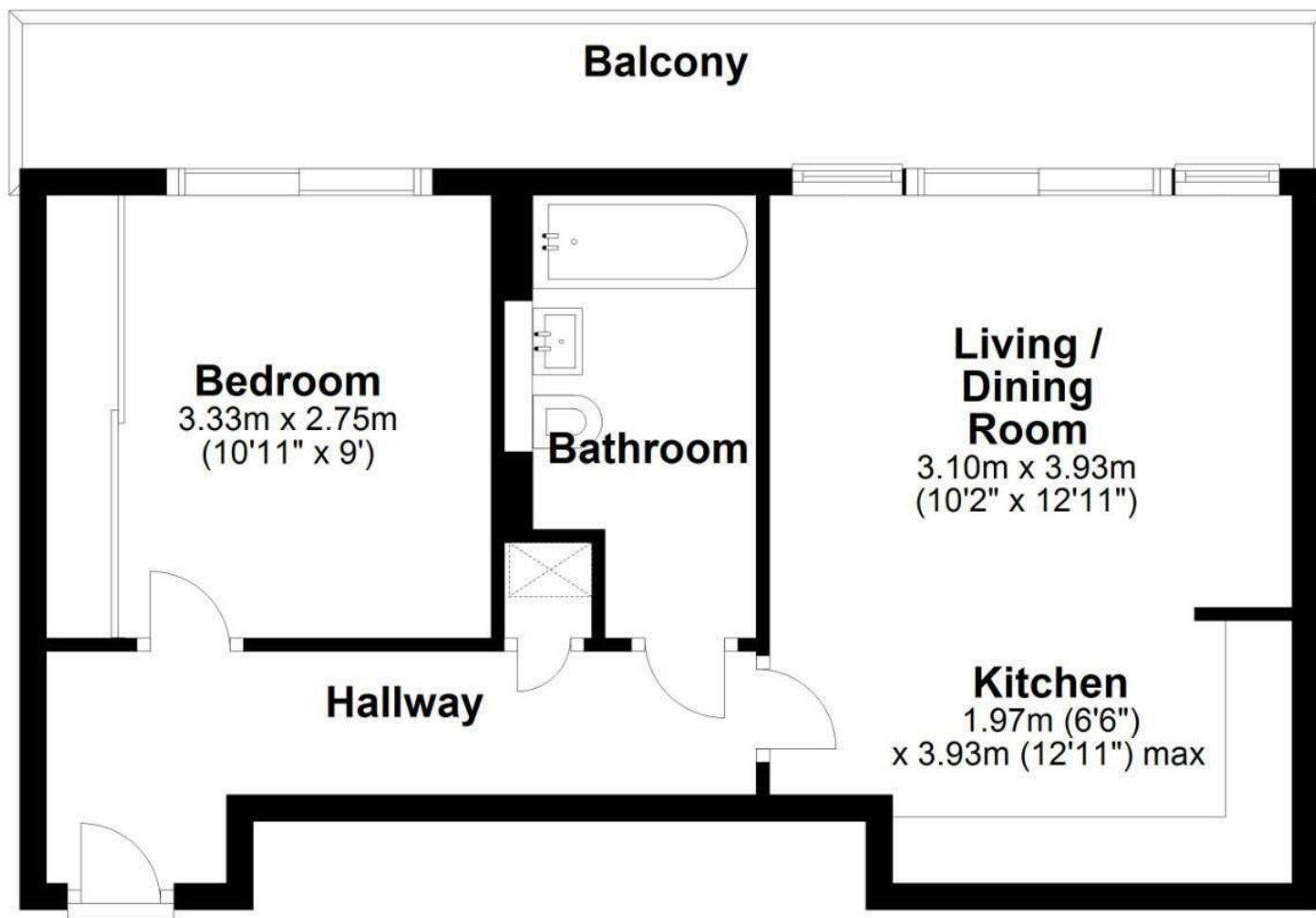
Viewing

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



Floor Plan

Approx. 45.1 sq. metres (485.4 sq. feet)



Total area: approx. 45.1 sq. metres (485.4 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	79	79
(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	

