



89 Ravensworth Gardens, Cambridge, CB1 2XN
Guide Price £325,000 Leasehold



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A SUPERB COMPLETELY RENOVATED TWO-BEDROOM SECOND FLOOR APARTMENT OFFERING EASY ACCESS TO CAMBRIDGE RAILWAY STATION AND THE CITY CENTRE, IN THIS SOUGHT-AFTER CITY LOCATION, WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Apartment
- 2 beds, 1 bath, 1 recept
- Undercroft parking
- EPC - 80 / C
- No onward chain
- 600 sqft/ 55 sqm
- Gas-fired central heating to radiators
- Constructed in 2000
- Council tax band - C

89 Ravensworth Gardens was built in 2000 and has just undergone complete renovations, to include redecoration, new flooring, bathroom and kitchen, the apartment extends to approximately 600 sqft and is within a prime central location. The development offers established green spaces, play areas and a secure undercroft parking.

Upon entering the property, you have a reception hall leading through to a well-equipped kitchen with an integrated electric hob and electric fan oven, an overhead extractor, sink with a mixer tap and space for white goods. The sitting room offers ample room for both living and dining. The bathroom is fitted with a three-piece white suite, with a shower over the bath. There are two good-sized bedrooms, with bedroom one benefitting from built-in wardrobes.

Location

Ravensworth Gardens is a popular development of townhouses and apartments on the corner of Tenison Road and Devonshire Road. It is superbly located adjoining the "CB1" development within walking distance of the railway station and city centre. Addenbrooke's Hospital is within easy reach. Local shopping is available at the station, within "CB1", Mill Road and on Hills Road.

Tenure

Leasehold

The lease is 125 years from 2000, with 100 years remaining.

The ground rent is currently £150 per annum. This is reviewed every 33 years and doubles at each review. Next review is 2033.

Service charge for period 01 Mar 25 to 31 Aug 25 £708.66. This is reviewed every 12 months and adjusted according to associated cost.

Reserve fund for period 01 Mar 25 to 31 Aug 25 £227.95 Total is £936.61

Services

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

Statutory Authorities

Cambridge City Council

Council tax band - C

Fixtures and Fittings

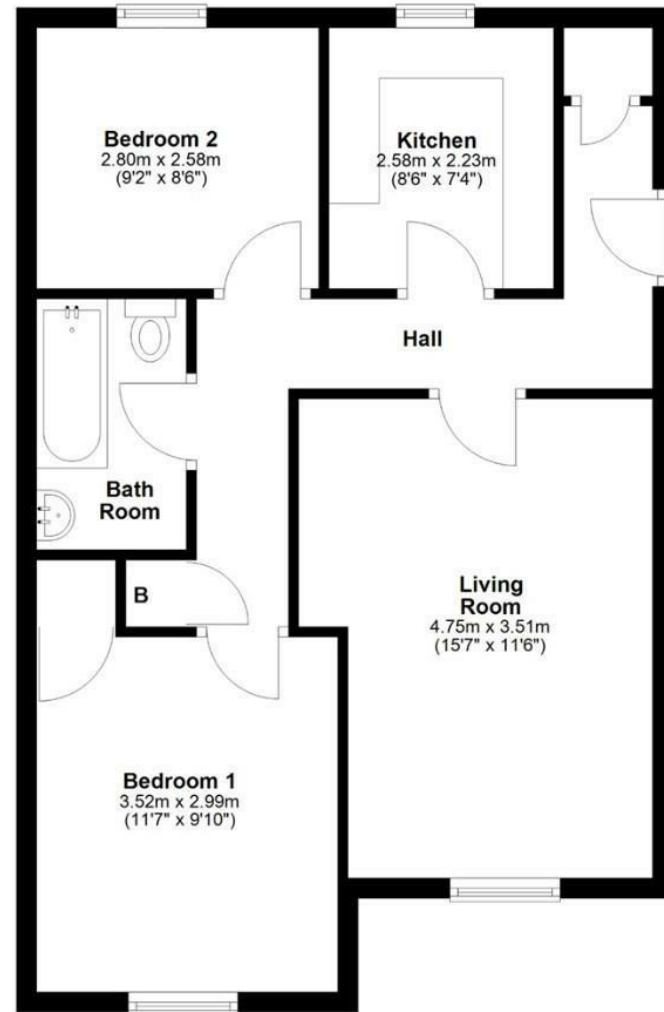
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



Second Floor



Approx.gross internal floor area 55 sqm (600 sqft)

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

