

**64 Woodhead Drive, Cambridge**  
**Cambridgeshire CB4 1YX**  
**£300,000**

**MA**  
Morris Armitage  
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Morris Armitage are delighted to offer for sale this beautifully presented and tastefully decorated ground floor flat located within a modern development just off Milton Road. Close to the Cambridge North Railway Station, Cambridge Business Park, Cambridge Science Park, a regular bus service, a short cycle ride to Jesus Green and easily accessible to the A14/M11.

Offering light and bright rooms throughout and benefiting from a long lease, accommodation comprises communal entrance hall, entrance hall, lounge/diner open plan to the fitted kitchen, two double bedrooms with an ensuite shower room to the master bedroom and bathroom. Complete with gas fired central heating and double glazing throughout.

Externally the property benefits from an allocated parking space to the rear of the property, communal bike store and bin store.

Ideal for first time buyers and investors alike, viewing is highly recommended.





## Accommodation Details

### Communal Entrance Hall

Front door to the property, flat letterboxes and access to the parking area with external bin store and bicycle store.

### Entrance Hall

Door to cloak cupboard with the fuse box. Doors to the lounge/diner, bedrooms and bathroom. A deep useful storage cupboard and intercom system.

### Lounge/Diner

15'1" x 13'1" (4.61m x 4.00)

Window to front aspect, two radiators, door to Juliet balcony and opening to the kitchen.

### Kitchen

8'4" x 6'2" (2.55m x 1.88m)

Fitted with a range of eye and base level storage units with worktop surfaces over, inset 4 ring gas hob with tiling to splashback areas and stainless steel extractor hood above, electric fan assisted oven, one and a half bowl stainless steel sink, mixer and drainer with window above, space for fridge/freezer and plumbing for washing machine.

### Master Bedroom/Bedroom 1

14'8" max, 11'5" min x 9'4" (4.48m max, 3.50m min x 2.87m)

Fitted wardrobe with mirrored sliding door, window, radiator and a door to the ensuite shower room.

### Ensuite Shower Room

Suite comprising shower enclosure with tiling to splashback areas, low level W/C, pedestal wash hand basin, radiator and extractor fan.

### Bedroom 2

10'8" x 6'11" (3.27m x 2.12m)

Window to side aspect and radiator.

### Bathroom

Suite comprising panel sided bath with shower hose above and tiling to splashback areas, low level W/C, pedestal wash hand basin, obscured window, radiator and extractor fan.

## Outside

An allocated parking position within the parking area, access to the bike store and access to the bin store.

## Agents Notes

We have been advised by our client there are approximately 115 years remaining of the initial lease term of 125 years. Ground rent is approximately £275 per year and the maintenance/service charge totals approximately £900 to £1,000 per year.

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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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