



Radcliffe & Rust
Residential sales & lettings

Flat 4 12 St Andrews Road, Cambridge CB4 1DL
Offers In Excess Of £385,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive and spacious ground-floor two-bedroom apartment, with secure gated parking, in the popular Chesterton area of Cambridge. This property enjoys a fantastic position close to a wealth of amenities, including the Science Park, Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, restaurants and pubs, and Cambridge City Airport. Whether you are a keen cyclist, love to walk, or prefer to jump on public transport, all options are available. The city centre is just a short stroll away across Midsummer Common or along the river past Jesus Green. St Andrews Road is in the catchment area for Milton Road Primary School (0.7 miles) and Chesterton. Community College (0.8 miles), the latter ranking as 'outstanding' in it's most recent Ofsted report.

Once inside the property, there is a large hallway where the telephone entry system is located. There is lots of room here for a shoe rack or small storage unit, plus wall space for coat hooks. Also in the hallway are two large storage cupboards, rare in a property of this size.

Off the hallway to your right is the bathroom with a W.C., hand basin and bath (with shower above and glass shower screen). There is also a wall-mounted mirrored vanity unit, a second mirror, a towel rail and a shelf, ideal for toiletries. Next to the bathroom is the master bedroom, a large double with plenty of space for the bed, wardrobe and other furniture without it being a squeeze; and the large window floods the room with light. The second bedroom next door is smaller, but it would make a perfect single room or, alternatively, an office, gym or nursery...take your pick!

At the end of the entrance hallway is the open-plan lounge/dining area, which is something a bit special - the perfect environment for socialising as a couple or with friends. Immediately in front of you, as you enter the room, are two large windows looking out onto greenery, the delightful rear garden. The fresh, neutral décor and wooden flooring give the room a stylish feel, matching the high standard throughout. The galley-style kitchen adjoins the lounge/diner and comes with an integrated electric single oven and sleek ceramic hob, with space for a standard or tall fridge-freezer and washing-machine. The fitted cupboards and lovely floor and wall tiles supply the finishing touches. The apartment is light, bright and welcoming - and would be a

delightful property for anyone. And the gated car-park and leafy communal garden a real bonus: it's hard to imagine you are so close to the city centre!

Please call us on 01223 307898 to arrange a viewing at St Andrews Road and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

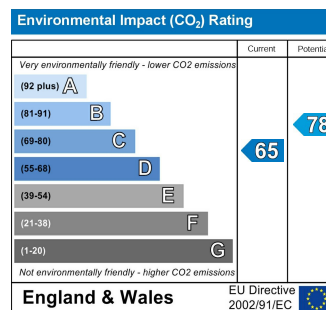
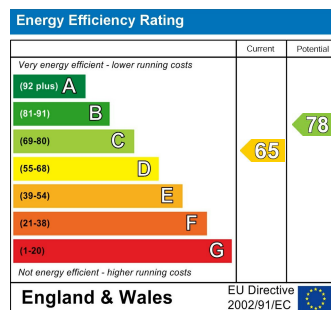
Agent notes

Council tax band D

Remaining lease 997 years

The Freeholder is Chichester House Management (Cambridge) Ltd - of which the 6 flat owners are Directors. They hold an AGM to discuss and agree maintenance/refurbishment issues, management charge etc.

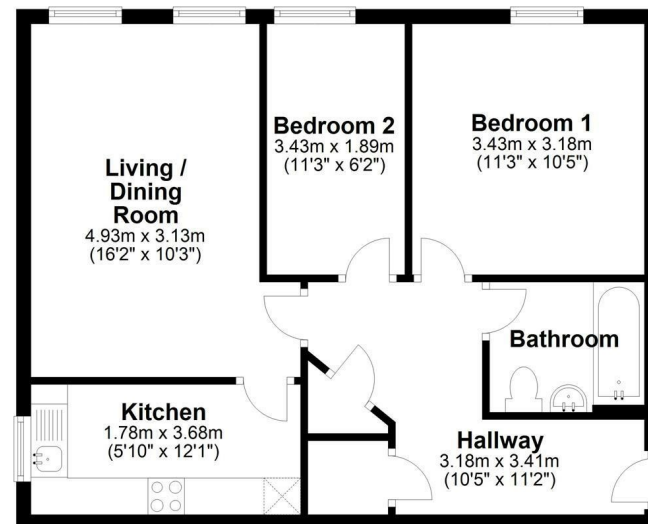
Combined cost of Ground Rent and Service Charge - Approx £1,140 per annum.





Floor Plan

Approx. 56.6 sq. metres (609.6 sq. feet)



Total area: approx. 56.6 sq. metres (609.6 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	78
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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