



**Radcliffe & Rust**  
Residential sales & lettings

**63 Hampden Gardens, Cambridge CB1 3EL**  
**Guide Price £350,000**



Radcliffe & Rust are pleased to offer for sale the bright and spacious second floor flat. Hampden Gardens is situated just off Cromwell Road so make both the station and the centre of town just a short trip away. Accommodation comprises of spacious entrance hall with access to storage cupboard, kitchen, open plan living/dining area, two double bedrooms with dressing room to master and bathroom. Outside there are well kept communal gardens and one allocated off road parking space. There is also a communal lift to all floors. The property is being offered for sale with the added benefit of no onward chain so call or email us now to arrange your viewing.

### Entrance hall

19'5" x 4'3" (5.92m x 1.30m)

With entrance door to side aspect, storage cupboard, telephone entry system, telephone point and radiator.

### Kitchen

9'9" x 7'2" (2.97m x 2.18m)

Fitted kitchen with matching wall and base units, worktops over with inset single sink and drainer unit, tiled splashback, electric oven, electric hob with cooker hood over, washing machine, fridge, freezer, vinyl flooring, smoke detector and double glazed window to front aspect.

### Living/Dining room

25'3" x 9'10" (7.70m x 3.00m)

(Maximum measurements) With double glazed double doors to front aspect with Juliet balcony, double glazed window to rear aspect, two radiators and television point.

### Bedroom one

13'9" x 10'10" (4.19m x 3.30m)

With double glazed window to rear aspect, built in wardrobe, television point, telephone point and radiator.

### Dressing room

7' x 5'8" (2.13m x 1.73m)

With double glazed window to side aspect, radiator and cupboard housing gas fired central heating combination boiler.

### Bedroom two

11'6" x 11' (3.51m x 3.35m)

With double glazed window to rear aspect, television point and radiator.

### Bathroom

7'2" x 5'10" (2.18m x 1.78m)

Part tiled suite comprising of bath with shower attachment over, low level W.C, wash hand basin, shaver point, extractor fan, radiator and vinyl flooring.

### Outside

To the rear of the property there is one allocated off road parking space and well kept communal gardens and a secure communal bike store.

### Agent notes

Tenure: Leasehold

Lease length: 88 Years remaining

Ground rent: £0.00

Service charge: 2022 - 2023 £1,345.20 (estimated)

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

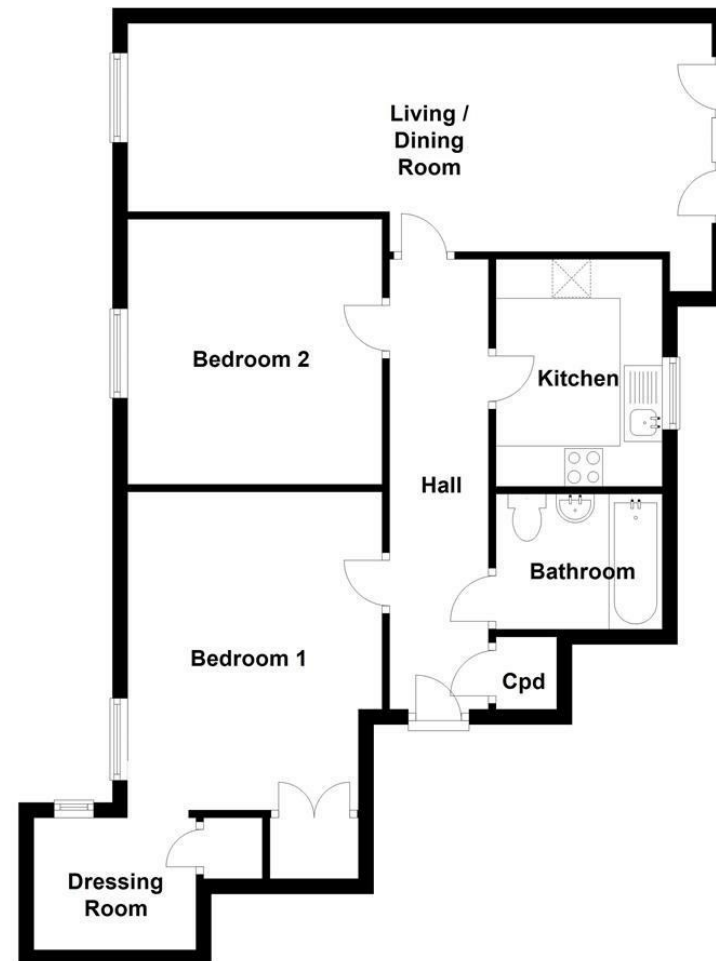
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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## Floor Plan

Approx. 74.1 sq. metres (797.8 sq. feet)



Total area: approx. 74.1 sq. metres (797.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>82</b>	<b>82</b>
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>85</b>	<b>85</b>
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