



Radcliffe & Rust
Residential sales & lettings

9 Whichcote House Springfield Road, Cambridge CB4 1HY
Guide Price £500,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this two bedroom apartment in Whichcote House on Springfield Road in Cambridge, CB4. Located just off the ever-popular Chesterton Road, this area is highly sought after for its location; easy access to both the Business Park, Science Park and Cambridge North train station, with the latter being less than 2 miles from the property, around a 10 minute cycle ride. With Chesterton being slightly north of the centre of town, it also offers easy access to the A14 and M11 corridor which makes the location ideal for anyone working in the city or indeed needing to commute further afield. The very heart of the city is only 1.5 miles away. The river and wide open green spaces of Midsummer Common are also a 10 minute walk away. Local amenities are vast with an array of coffee shops, restaurants, pubs and takeaways all within an easy walking distance.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this fantastic second floor apartment in Whichcote House, CB4. Located on Springfield Road which is close to both Chesterton Road and Milton Road, this property enjoys a prime position close to the buzzing city centre of Cambridge.

Upon entering the property, you are welcomed into an L shaped hallway with wooden floors and crisp white walls. To the left of the hallway is the open plan kitchen, dining and living room. The kitchen consists of white handle-less wall and base units with a contrasting grey worktop and white metro tiles. Within the kitchen there is a stainless steel sink and drainer, electric oven, induction hob, stainless steel cooker hood, integrated full height fridge freezer, space and plumbing for a washing machine and an integrated dishwasher. Thanks to the layout of the kitchen, there is space for a dining table for 6+ people. The living end of the room is large enough for a generous L shaped sofa and additional seating if required and feels bright, airy and inviting. The space is flooded with light thanks to the full length window and doors leading to the private balcony belonging to the property.

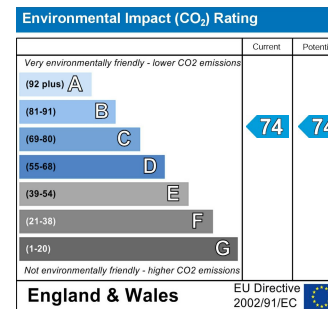
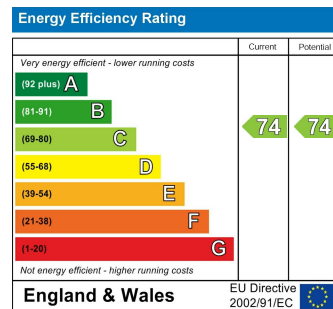
At the opposite end of the hallway to the living space, there are built-in cupboards providing valuable storage. The first bedroom you come to is bedroom two. Similar in size to bedroom one, this great sized double bedroom has the added bonus of built-in wardrobes with double doors. Bedroom one is immediately next to bedroom two and is another generous sized room with built-in wardrobes with double doors. The bathroom is situated at the end of the hallway and has a bath with overhead shower and glass shower screen, floating hand basin, W.C., mirrored storage cupboard and heated towel rail with neutral coloured wall and floor tiles.

Outside, there is a private balcony large enough to dine and entertain.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

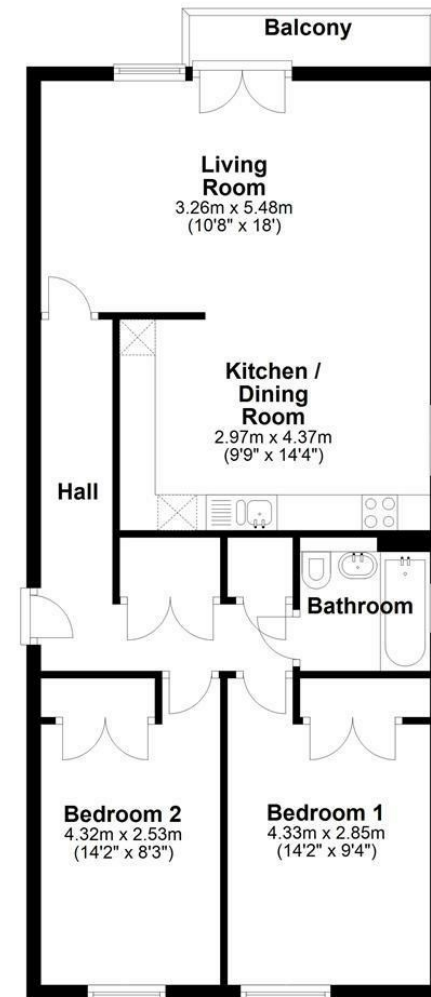
Agents notes

Council tax band: B - £1,653 for 2023 - 2024 (Cambridge City Council)
Chain: No onward chain
Leasehold
Lease length: 999
Years remaining: 995
Ground rent: Peppercorn
Service charge: £1,200 per annum approximately





Floor Plan
Approx. 69.6 sq. metres (749.3 sq. feet)



Total area: approx. 69.6 sq. metres (749.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	74	74
(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	EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

