



Radcliffe & Rust
Residential sales & lettings

47 Rowan House The Beeches, Cambridge CB4 1FY
Guide Price £210,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this pleasant second floor flat on Woodhead Drive, Cambridge, CB4. Offering a quiet cul-de-sac location down a leafy residential road, the property benefits from sitting in this desirable location, very close to the business and science parks, just under two and a half miles from Cambridge City Centre and close proximity to the A14/M11.

Woodhead Drive is close to Milton Road, just north of the River Cam and is easily accessible to some of Cambridge's key roads (Newmarket Road and Histon Road). Milton Road has a wealth of amenities in close proximity including Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, the Grafton shopping centre and the Beehive Centre retail park are all within easy access.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this bright one bedroom flat located in Rowan House on Woodhead Drive, Cambridge, CB4. Located on the top floor of the building, the property enjoys views over rooftops and treetops beyond. Upon entering the property, you are welcomed into an L shaped hallway which has a telephone intercom system to allow visitors access into the building. All along the left hand wall in the hallway are useful storage cupboards while on the right hand side is the bathroom which has a bath with overhead shower, hand basin and W.C. The hand basin and W.C. are set into a vanity unit with cupboard storage under the hand basin and a shelf above the W.C.

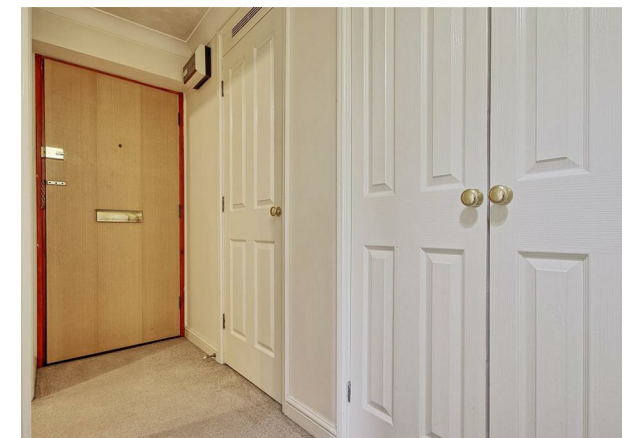
Further down the hallway is the bedroom which is on the left hand side. This good sized double has two Velux windows and built-in wardrobes with double doors. The bedroom has been decorated in a calming grey colour. At the end of the hallway is the open plan living and dining room which leads into the kitchen. This room is flooded with light thanks to the fully glazed door which opens onto the Juliet balcony and is large enough for an L-shaped sofa and dining table if required by the new owner. The kitchen has cream shaker style wall and base units with an electric oven, hob, integrated cooker hood and space for an under counter fridge / freezer and washing machine. A breakfast bar could be added on one wall in the kitchen for additional dining space if required by the new owner.

Outside there is one allocated car parking space, bike storage and communal gardens which can be enjoyed by all residents of Rowan House.

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

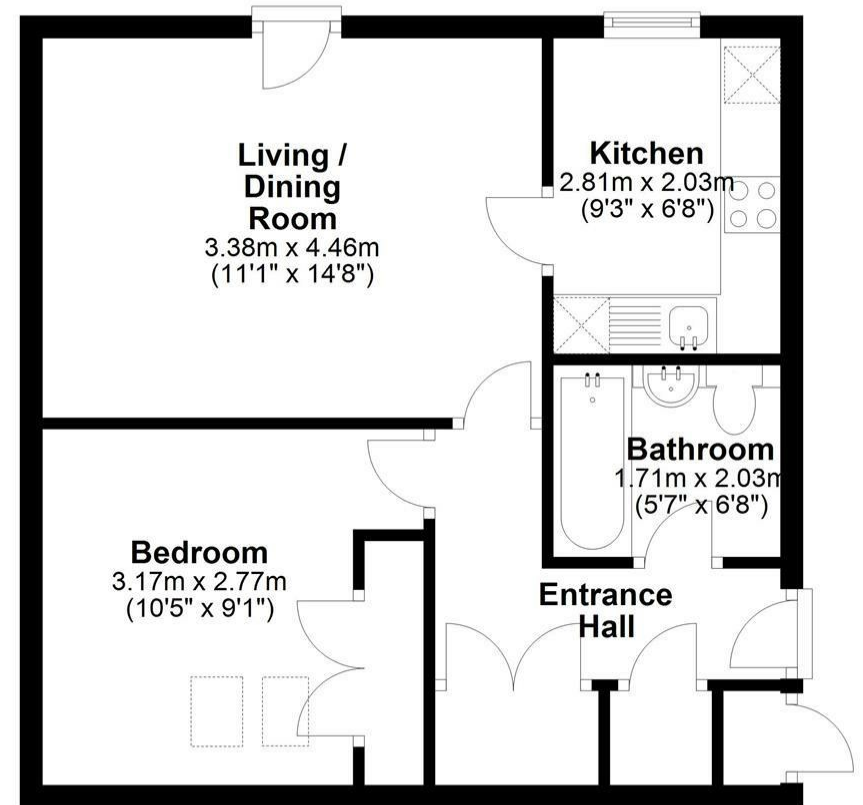
Tenure: Leasehold
Lease Length: 125 years from 1993
Years remaining: 94 Years
Ground rent: £110.00 per annum
Service charge: £1,600 per annum approx
Car park plot: P 29
Council tax: Band B = £1,749 for 2024 - 2025 (Cambridge City Council)
No onward chain





Floor Plan

Approx. 43.8 sq. metres (471.6 sq. feet)



Total area: approx. 43.8 sq. metres (471.6 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	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

