



360 Degree Virtual Tour available on request Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this three bedroom flat located at the end of Fulbrooke Road, CB3. Fulbrooke Road is just off Grantchester Road which is in the ever popular area of Newnham. The property is located on the ground floor of this quiet residential block and the position of the property is at the entrance to the sports grounds of the famous Kings, Queens, Robinson And Selwyn Colleges with allotments close by creating a calm and peaceful outlook. The location of this property allows you to feel like you are living in the countryside, even though you are in the centre of historic Cambridge city with all of Cambridge's amenities being within walking distance. Newnham is a suburb of the city of Cambridge and lies Southwest of the city centre and the area is home to some of the World famous Universities including Newnham, Wolfson, Robinson, Selwyn and Darwin Colleges.

Radcliffe & rust Estate Agents Cambridge are delighted to offer for sale, this three bedroom flat in the stunning area of Newnham, CB3. Newnham is one of the most highly sought after areas in Cambridge and this property will no doubt be popular among Cambridge residents and beyond.

Located on the ground floor, the flat offers pleasant views of the communal gardens which surround the property. The private communal gardens of this residential block of flats is truly stunning and include mature trees, large grassed areas and there is even a lake within the grounds. Immediately outside the front of the building, there is a gravel parking area and garages, one of which belongs to this flat.

Once inside, there is an L shaped hallway which leads to all of the rooms within the flat. The property has been lovingly cared for by the current owner and may benefit from some modernisation if required by the new owner. The first room you come to on the right hand side of the hallway is bedroom three which has a built-in cupboard / wardrobe and would work well as a single bedroom, nursery or office space. Next to bedroom three, also on the right hand side of the hallway is the bathroom which has a bath with electric shower and hand basin. The W.C. is next to the bathroom and the bathroom and W.C. are currently two separate rooms but could benefit from the wall being removed to make one large room (subject to the relevant planning and checks).

Opposite the bathroom and W.C. is bedroom two which may be able to fit a small double bed and has a single built-in cupboard. If the storage space is not needed, the cupboard may be able to be removed to make the bedroom larger if required. Next to bedroom two is bedroom one. The master bedroom offers pleasant views of the communal gardens and trees beyond and could comfortably fit a double bed and additional furniture. Within the master bedroom There are two built-in wardrobes with double wooden doors which offer a wealth of storage space.

At the end of the hallway, there are multiple storage cupboards and doorways leading to the kitchen and living / dining room. The doorway into the kitchen

is on the right hand side of the hallway. Currently in a galley style set-up, the current kitchen has cream wall and base units and within the kitchen there is a stainless steel sink and drainer, space and plumbing for a washing machine, space for an under counter fridge / freezer and a freestanding oven with hob and grill above. At the end of the kitchen there is a sliding pocket door which leads into the living and dining room. The living and dining room can be accessed from both the kitchen and hallway. With dual aspect windows, this is a bright and inviting room and there is also a glazed door with full length window leading outside to the communal gardens. If a more open plan style of living is required by the new owner, there is the possibility to remove the storage cupboards in the hallway and move the entrance into the living room further down the hallway. The kitchen and living and dining room could then be opened up to create one large space which would be further enhanced by using some of the hallway and space from the storage cupboards.

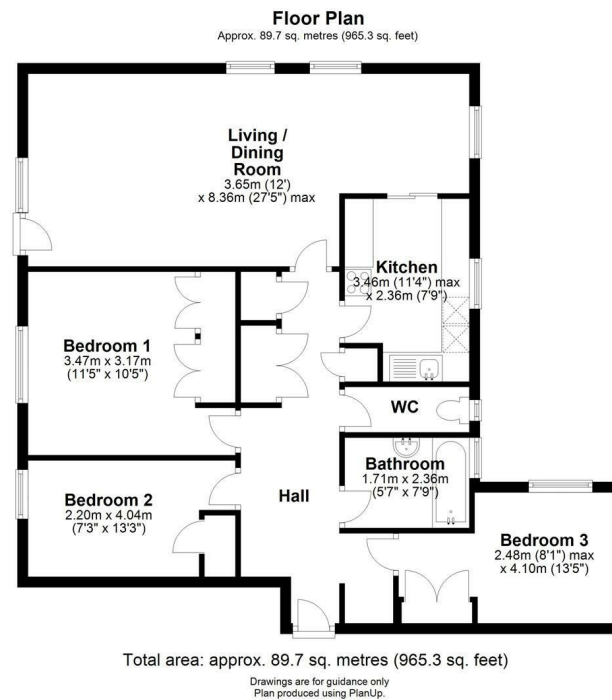
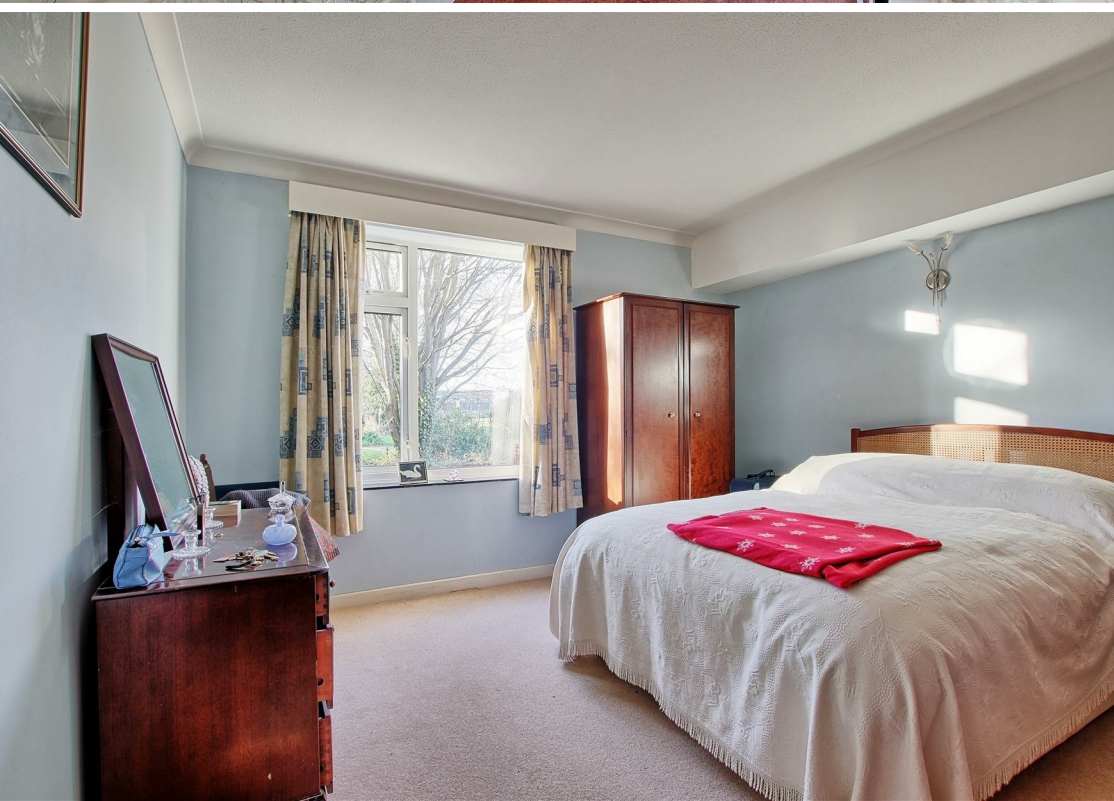
Outside the property has a gravel driveway for residents parking and a block of garages, one of which belongs to the property. Surrounding the building there are stunning communal gardens with mature trees, large open grassed areas and a lake.

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

Chain free
Tenure: Leasehold
Years remaining: 108
Ground rent: £0.00
Service charge: £2,140.00
Council Tax: Band E = £2,748 for 2024 - 2025 (Cambridge City Council)





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	67	76
EU Directive 2002/91/EC		

