



Radcliffe & Rust
Residential sales & lettings

43 Hampden Gardens, Cambridge CB1 3EL
Guide Price £450,000

Radcliffe & Rust are pleased to offer, for sale, this modern three bedroom apartment in the Hampden Gardens development. The development is located in the popular residential area off Cromwell Road, just over a mile from Cambridge City Centre and walking distance from Cambridge train station. The apartment itself, number 43, is situated on the second floor and offers spectacular views of Hampden Gardens. Internal accommodation offers modern, spacious and open plan living. Finished to a high standard throughout; accommodation comprises living/dining and kitchen areas, three double bedrooms with en-suite to master and main bathroom, there is a secure parking space below the development and outside there are attractive landscaped gardens.

Communal entrance hall

Stairs and lift leading to all floors.

Second floor communal hall

Entrance hall

A spacious entrance hall, with security entry phone, storage cupboard, second storage cupboard housing gas boiler, radiator, telephone point, dark wood laminate flooring, door to:

Living/Dining area

With two double glazed windows and Juliette balcony to front aspect over looking the gardens, three radiators, television point, dark wood laminate flooring, open plan to:

Kitchen

A very well presented and modern fitted kitchen comprising of a range of matching wall units with counter lighting under and base units with work top space over, sink and drainer unit, electric cooker and gas hob with extractor hood over, dish washer, built in washing machine, fridge freezer and dark wood laminate flooring.

Bedroom one

With double glazed window to front aspect, two built in double wardrobes, fitted storage cupboard, radiator, television point, dark wood laminate flooring, door to:

Ensuite

A three piece suite comprising; shower cubicle with electric power shower, wash hand basin, low level W.C, radiator, extractor fan, part tiled, vinyl flooring.

Bedroom two

With double glazed Juliette balcony to front aspect, radiator, television point, dark wood laminate flooring.

Bedroom three

With double glazed window to front aspect, radiator, television point, dark wood laminate flooring.

Main bathroom

A three piece suite comprising; bath with mixer taps and shower over, wash hand basin, low level W.C, shaver point, extractor fan, radiator, vinyl flooring

Outside

There are extensive and attractive communal gardens that comprise of various walkways and bedded areas. There are also grass areas and even a large sand pit.

The property also benefits from covered bin and cycle storage units and underground, secure car parking.

Agent notes

Tenure: Leasehold

Council tax band D

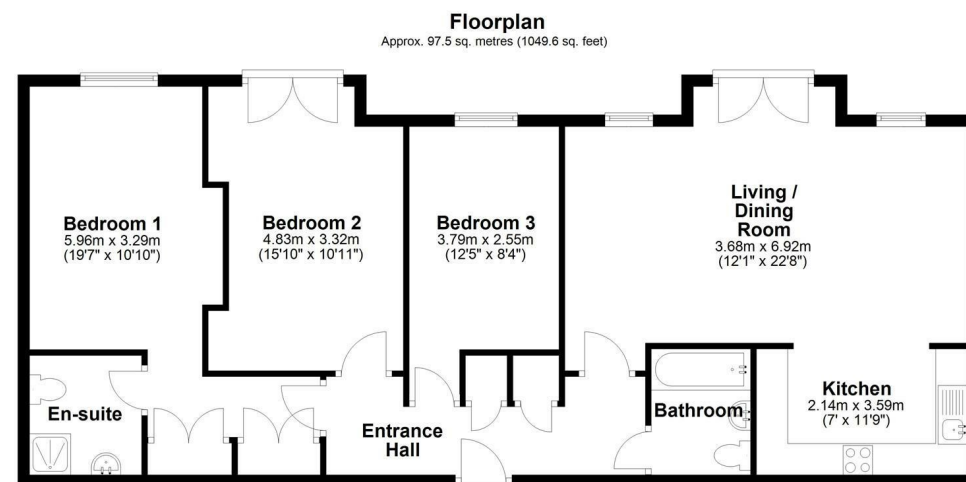
Ground Rent: £350.00

Service Charge: £2,640.00

Lease length: 125 years from 1/1/2006 - 106 years remaining.

Current tenants pay £2,250 per calendar month





Total area: approx. 97.5 sq. metres (1049.6 sq. feet)

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (12 plus) A | | |
| (91-91) B | | |
| (89-88) C | | |
| (85-84) D | | |
| (81-81) E | | |
| (71-71) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

