



Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this bright and spacious second floor flat in the sought after Hampden Gardens. Hampden Gardens is situated just off Cromwell Road, CB1. This fantastic location makes both the main Cambridge train 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.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this bright and spacious flat in the highly sought after Hampden Gardens. Offering well proportioned rooms, the footprint of the property includes an open plan living and dining space and two double bedrooms with a dressing area in the master.

Situated on the second floor, the building has lift access to all floors. Upon entering the property, you are welcomed into the hallway which leads to all rooms. Within the hallway, there is the intercom telephone and a storage cupboard next to the front door. Opposite the storage cupboard on the left hand side of the hallway, the first room you come to is the main bedroom. This room is a great size and could comfortably fit a large bed and has the added bonus of a large storage cupboard / wardrobe with wooden double doors within the room as well as a separate dressing area which would be great for built-in wardrobes or could work as a separate office space if required as it has natural daylight. Opposite bedroom one is the bathroom which has a bath with overhead shower, W.C. and hand basin. Next to bedroom one on the left hand side of the hallway is bedroom two. Another great sized double, bedroom two could easily house a double bed and storage furniture as required.

Opposite bedroom two is the kitchen. With wooden coloured wall and base units and a light coloured worktop, within the kitchen there is an oven with electric hob and cooker hood above, stainless steel sink and drainer, space and plumbing for a washing machine and space for an under counter fridge.

Because the kitchen is next to the living and dining room, if a more open plan style of living was required, the wall between these two rooms could be removed (subject to the relevant planning and checks). At the end of the hallway is the open plan living and dining room. Spanning the full width of the property, this room has dual aspect windows with a window on one side and Juliette balcony on the other, flooding the room with light. Decorated in a pleasant light green shade on two walls, the living end of the room could comfortably fit a generous L shaped sofa whilst the dining end of the room could hold a table to seat at least four people.

Externally, the property has off road parking available.

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.

Agent notes

Tenure: Leasehold

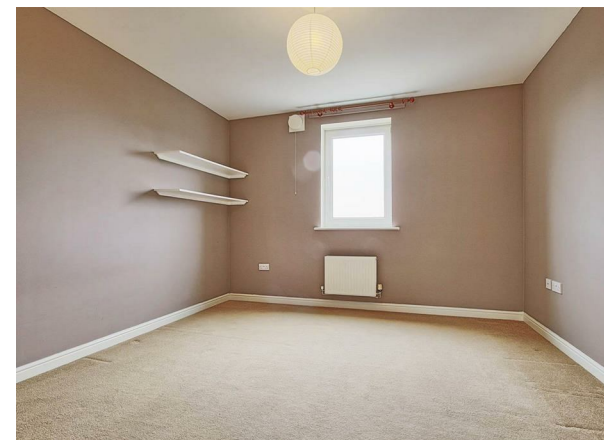
Lease length: 99 years from 30/03/2007 - 81 years remaining

Ground rent: £0.00

The estimated service charge for the year 1st April 2025 to 31st March 2026 is £1490

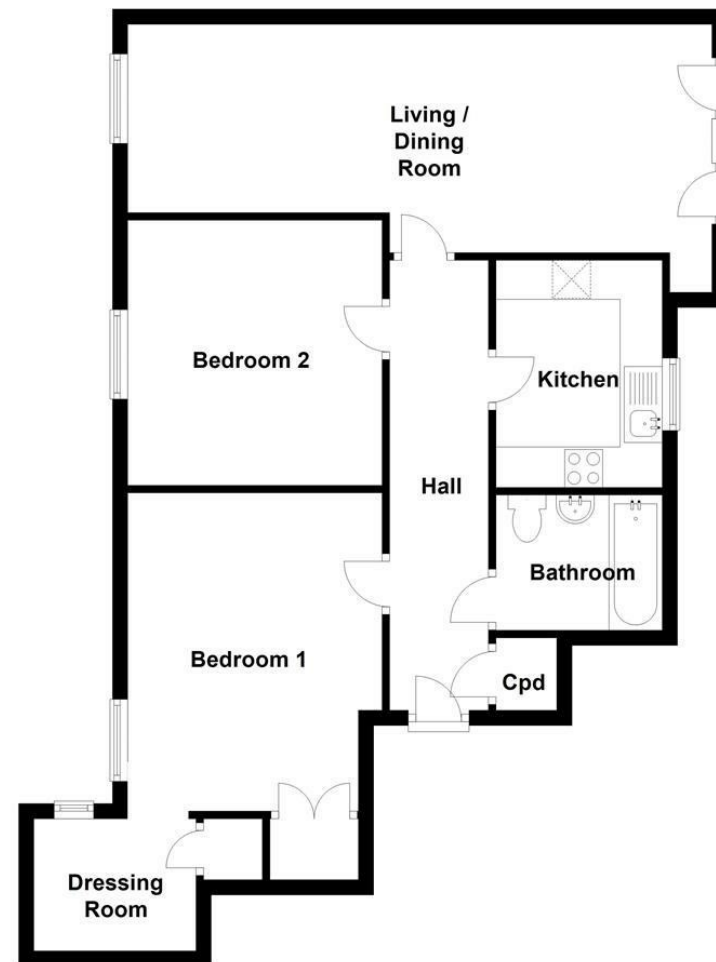
Council Tax band - C - £1,999 for 2024 - 2025 (Cambridge City Council)

Chain free





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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

