



21 Chambers Drive  
Cambridge, CB4 2GP

Guide price £280,000

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## 21 Chambers Drive

Cambridge, CB4 2GP

- No onward chain
- Long lease with 133 years remaining
- Ensuite shower room
- Energy rating C

A 2 bedroom, top floor apartment in a purpose-built block, with no chain and a garage, situated within a modern development in the north of the City.

This apartment is just over 660 sq ft and is ideal for first-time buyers or investors, particularly those looking for easy access to the Science Park, Cambridge North station and of course the city itself.

There's a secure communal hallway with stairs to the second floor and access to the apartment. The hall has two useful cupboards. The living space is open plan and dual aspect with two French doors to the front and side Juliette balconies. The kitchen has fitted units, a built-in double oven, hob and extractor hood. The integrated appliances include a fridge/freezer, washing machine and dishwasher.

There are two bedrooms and a bathroom. The main bedroom is





a double, has dual aspect windows and an ensuite shower room.

The property is efficient to run as it has double glazing and gas central heating with a combination boiler.

Outside there is a garage, bike and bin stores, and communal gardens.

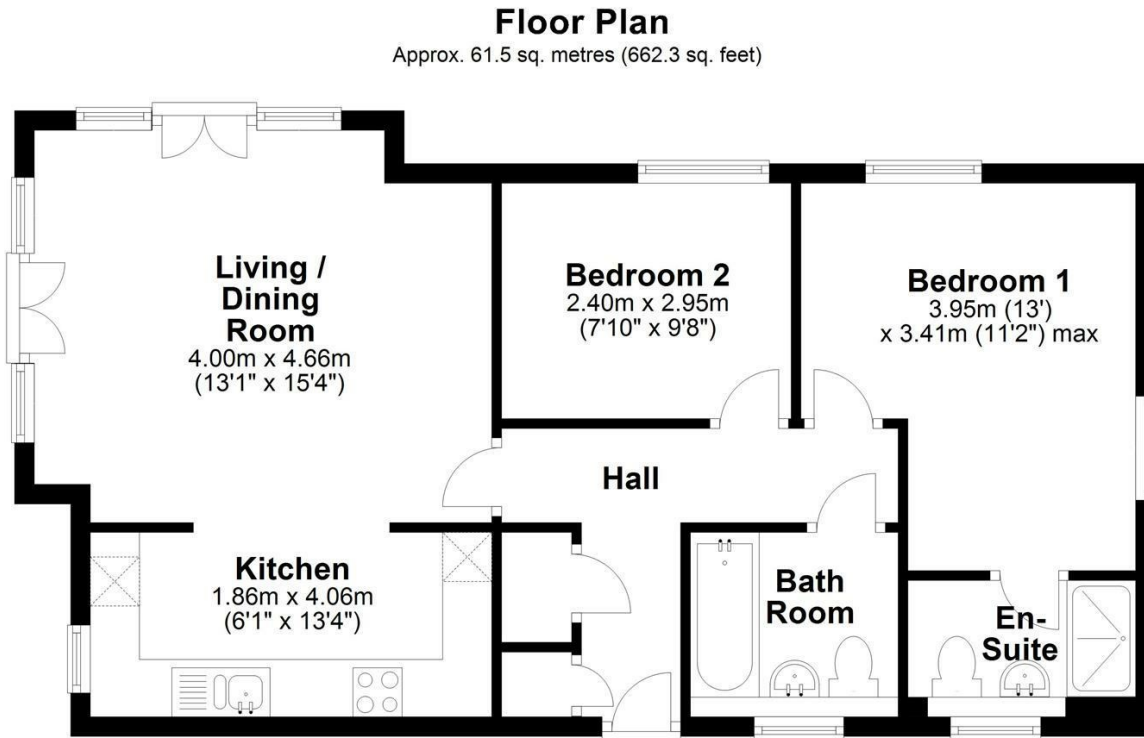
Orchard Park is an excellent location. There are plenty of useful amenities nearby including shops, cafes and a regular bus service into the city.

Sat Nav: CB4 2GP

What3Words:///hush.loans.crowned



## Floor Plan



Total area: approx. 61.5 sq. metres (662.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Council tax band: C

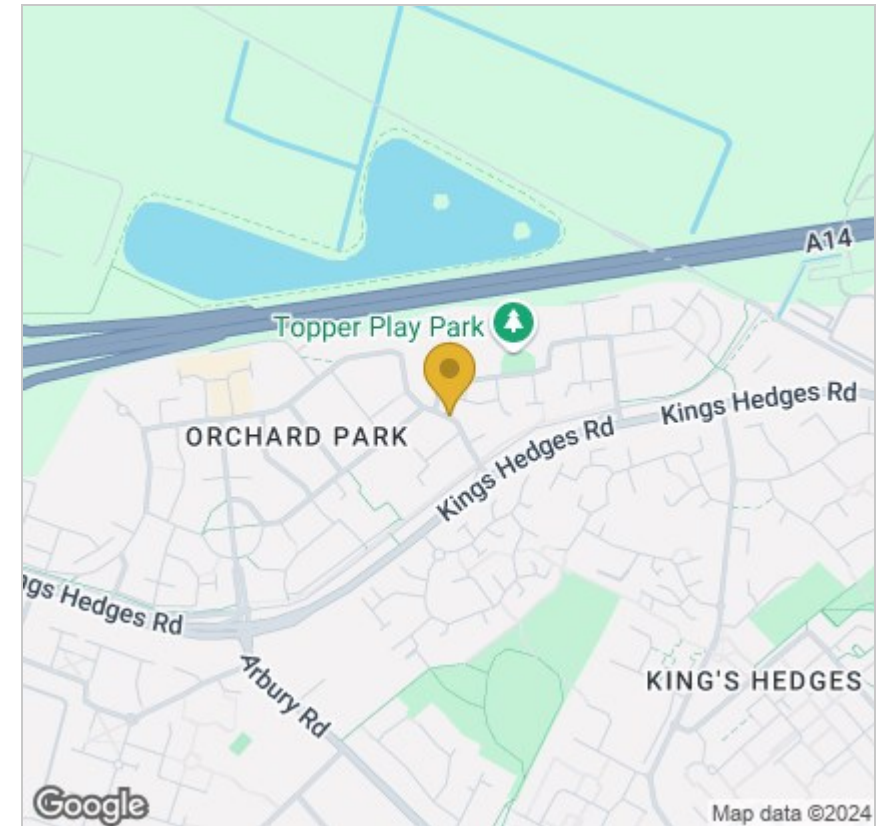
Tenure: Leasehold

There are 132 years remaining on the lease.

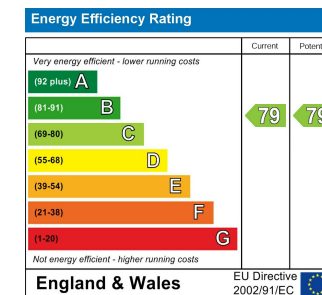
Ground rent: About £199 per year

Service charge: About £1347 per year which includes building insurance and cleaning of the communal areas

## Area Map



## Energy Efficiency Graph



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