

Regent Building 35 Valiant Lane
Cambridge, CB5 8XB

Guide price £280,000



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- Stylish one bedroom apartment
- Convenient location
- Balcony and parking
- EPC rating B
- 990 year lease

A beautifully appointed, stylish apartment with a covered balcony, secure allocated parking, and well-positioned for access to Addenbrookes, ARM, and Marshalls on the second floor of a prominent block within this prestigious development.

This one-bedroom apartment is in fantastic condition and is particularly well-equipped. A secure entrance system leads to the communal area with a lift and stairs to the second floor. There is a spacious hallway with a utility cupboard and additional walk-in storage cupboard. The living space is open-plan and includes a kitchen area, well fitted with high-quality units, and integrated appliances including an oven, hob, extractor, dishwasher, and fridge freezer. Large full-height windows and a door lead to the partially enclosed balcony - a perfect addition to apartment living and a lovely outdoor space.

The bedroom is a good-sized double room with a full-height





window and fitted wardrobes. The bathroom is fitted with Roca sanitaryware, including a vanity basin, a shower over the bath, a towel rail and attractive wall tiling.

The apartment has central heating via a metered communal system, high-quality double glazing, and a Mechanical Ventilation Heat Recovery system (MVHR).

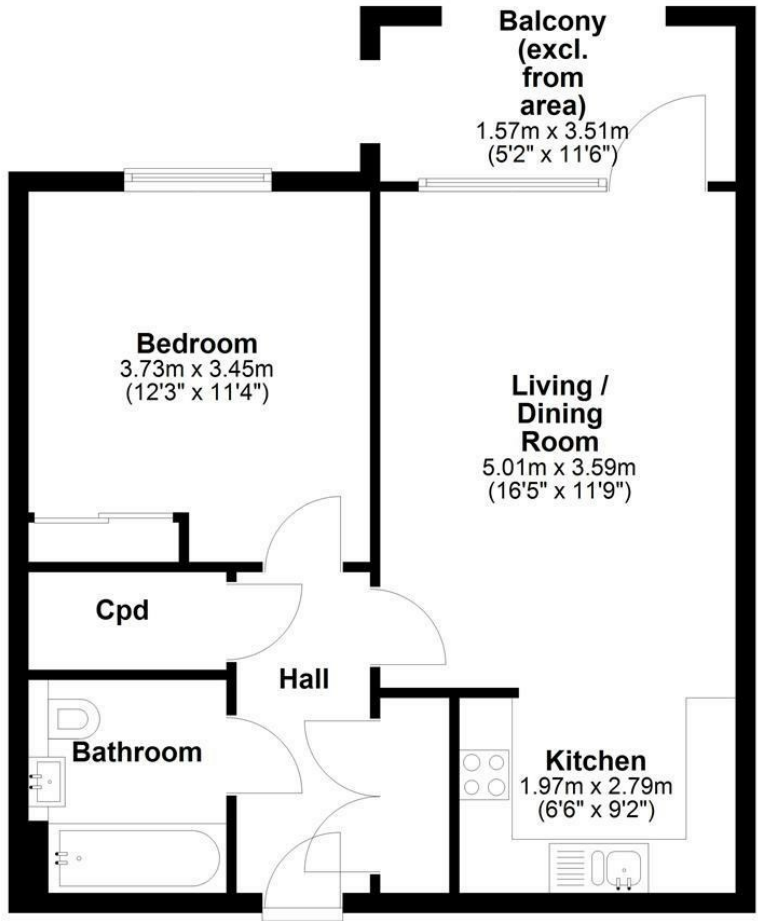
Outside, there are communal grounds, bin and bike storage and an undercroft allocated parking space.

What3words: ///confining.senders.outermost



Floor Plan

Approx. 50.5 sq. metres (543.1 sq. feet)

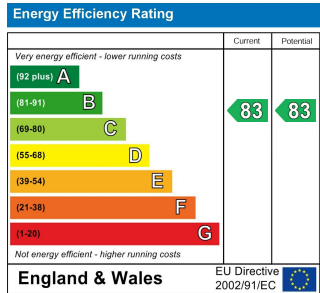


Total area: approx. 50.5 sq. metres (543.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold 990 years from 2022, Ground rent: £0. Service charge £3600 p.a. Council tax band: B

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