



Coronation Street, Cambridge, CB2 1HJ

CHEFFINS

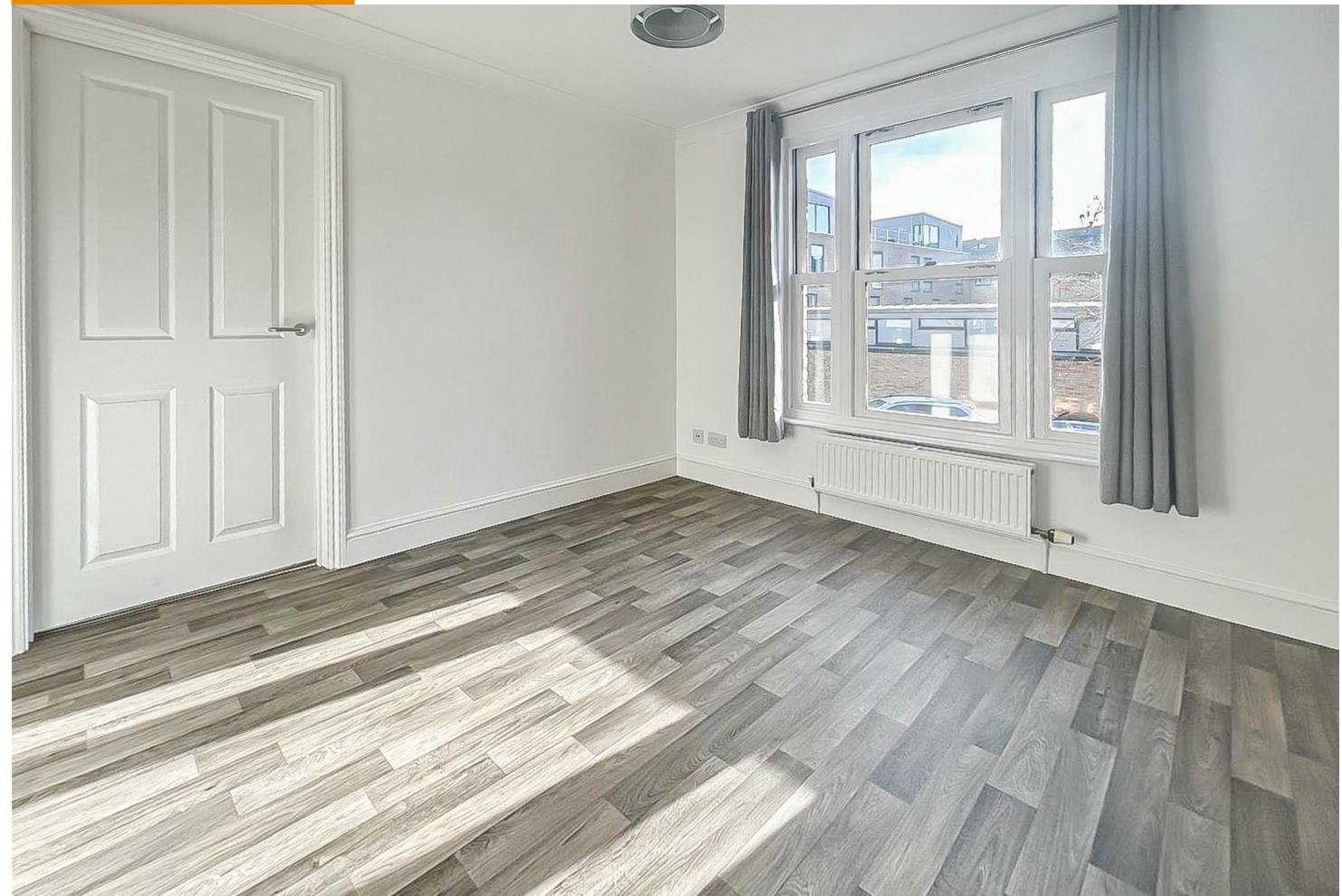
Coronation Street

Cambridge,
CB2 1HJ

An excellent opportunity to purchase this well-proportioned apartment in this highly sought after central location, forming part of this established and select development enjoying the benefit of private parking to the rear, making itself ideal for owner-occupiers as well as investors.

1 1 1

Guide Price £225,000



- First Floor Apartment
- One Bedroom
- In Need Of Sympathetic Improvement & Updating
- Private & Secure Parking With One Space Allocated
- Prime City Location
- Ease Of Access To Commuter Links

**ENTRANCE HALL**

with downlighter, radiator, coats hanging rail, storage cupboard and access into various rooms.

SITTING ROOM

with laminate wood effect flooring, sash window overlooking rear of the property, radiator, downlighter, access into:

KITCHEN

with continuation of the wood effect laminate flooring, a range of floor and wall units and laminate worktop, Limona 4 ring electric hob and Limona integrated oven, extractor fan, space and plumbing for washing machine, stainless steel sink and drainer with mixer tap, sash window overlooking rear of the property, boiler, downlighter.

BEDROOM

carpeted, sash window overlooking front of the property, radiator, downlighter.

BATHROOM

with wood effect laminate flooring, tiled walls, three piece suite

comprising bath with shower over, wash hand basin with mixer tap and low level w.c., heated towel rail, downlighter, extractor fan.

OUTSIDE

The property is approached via brick paved pathway leading into communal entrance door, stairs up to first floor where the apartment is located, door into entrance hall. Allocated parking space. Bike storage rails.

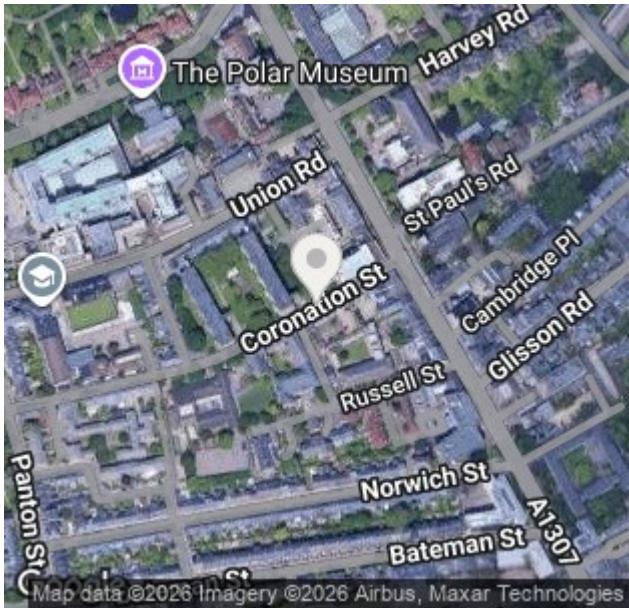
AGENTS' NOTE

Tenure - Leasehold

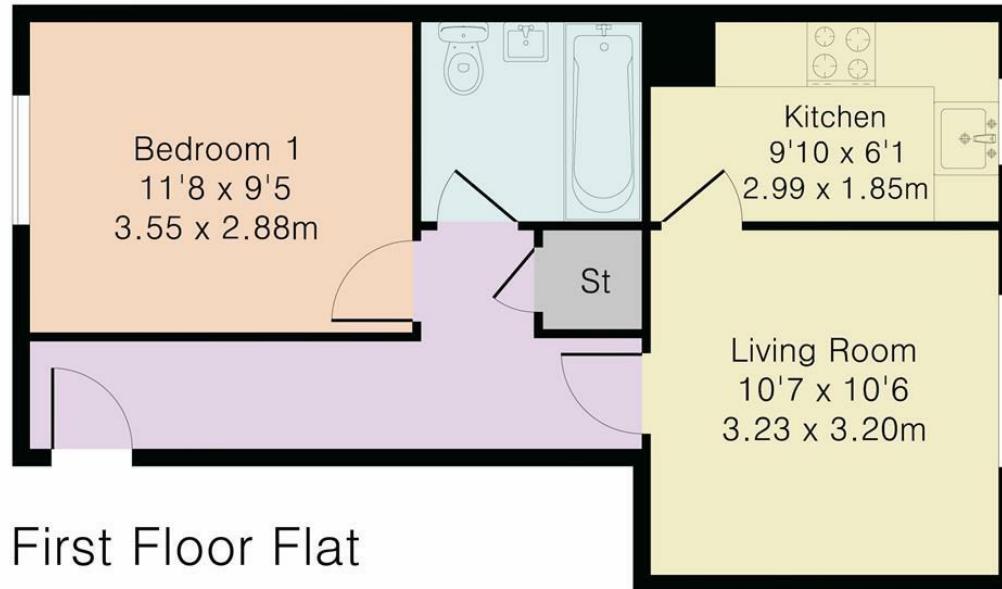
Length of Lease - 987 Years Remaining

Annual Ground Rent - Peppercorn

Annual Service Charge - £3,443



Approximate Gross Internal Area 424 sq ft – 39 sq m



First Floor Flat

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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	

Guide Price £225,000

Tenure – Leasehold

Council Tax Band – C

Local Authority – Cambridge City Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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