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13 Lady Jane Court, Cambridge, CB1 7UW

A stunning ground floor 3 bedroom apartment with substantial open plan living/kitchen/dining room with full height windows and patio doors leading out to paved terrace and communal gardens, forming part of this attractive development situated just off Cavendish Avenue in this quiet position so convenient for access to Addenbrookes Hospital and the railway station.

Guide Price **£495,000**

- Ground Floor Apartment
- 3 Bedrooms
- Open Plan Kitchen/Dining/Living Room
- Paved Terrace
- Communal Gardens
- Garage & Off Road Parking
- Modest Service Charge



ACCOMMODATION

ENTRANCE DOOR

with letter box, leading through into:

ENTRANCE PORCH

fitted shelving and railings, inset footwell, radiator, timber door with glazing panel above leading into:

ENTRANCE HALLWAY

with airing cupboard, fitted timber shelving, wall mounted thermostat.

KITCHEN

comprises a collection of wall and base mounted storage cupboards and drawers with a stone effect laminate work surface, inset stainless steel sink with hot and cold mixer tap, drainer to side, inset 4 ring Bosch electric hob with extractor fan above, Smeg oven below, stone effect splashback, space for fridge/freezer, opening into:

DINING AREA

with double panelled radiator, double glazed sliding doors leading out onto patio, opening into:

LIVING AREA

with double panelled radiator, two double glazed sliding doors leading out onto covered patio area and providing views over the communal grounds.

MASTER BEDROOM

with radiator, double glazed sliding window to rear aspect.

BEDROOM 2

with built-in wardrobe fitted with railings and shelving, radiator, double glazed sliding window out onto rear aspect.

BEDROOM 3

with wall mounted gas fired boiler providing hot water and heating, radiator, double glazed sliding window to rear aspect.



BATHROOM

comprising three piece suite with panelled bath and wall mounted shower head, tiled surround and extractor fan, low level w.c. with hand flush, wash hand basin with separate hot and cold taps, all with decorative tiled surround, shaver point, radiator.

OUTSIDE

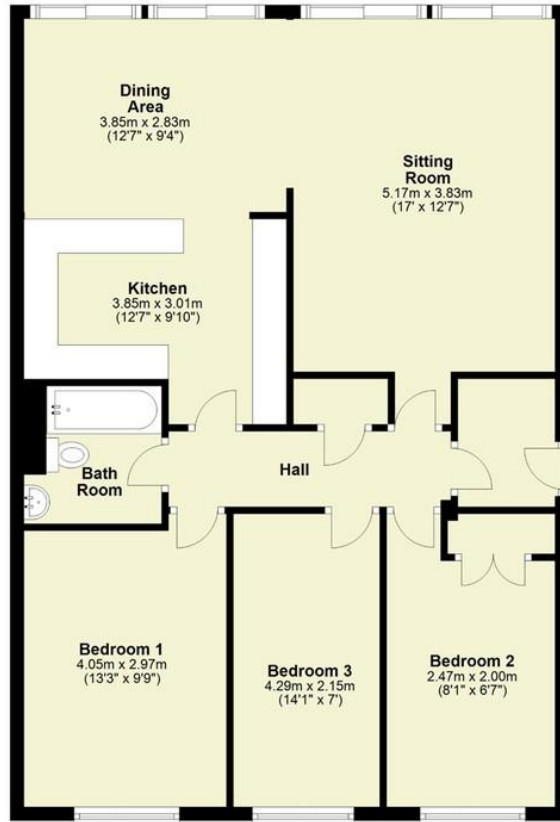
A particular feature of this property are the established well stocked grounds, the apartment also benefits from SINGLE GARAGE and parking space.

TENURE The property benefits from a share of the freehold company and the annual maintenance charge is circa £2060 per year payable six monthly.





Ground Floor



Approx. gross internal floor area 90 sqm (975 sqft)

Not to scale, for guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Special Notes

- As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- All dimensions are approximate and floor plans are for general guidance and are not to scale.
- Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
- These Sales Particulars do not constitute a contract or part of a contract.