



Speedwell Close, Cambridge, CB1 9YZ

**CHEFFINS**

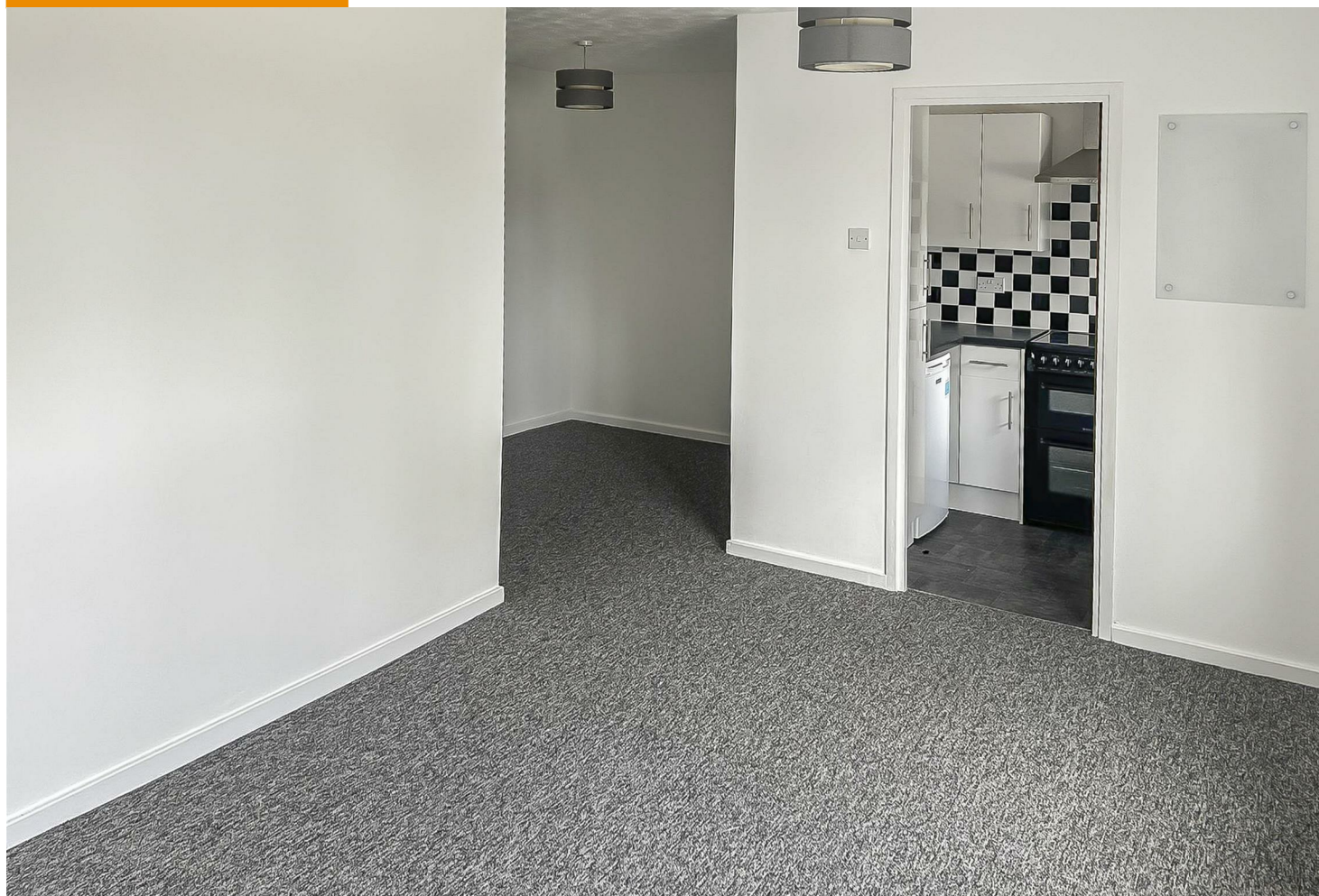
## Speedwell Close

Cambridge,  
CB1 9YZ

A well presented studio apartment located in a sought after residential location within the popular suburb of Cherry Hinton, south-west of the city. The property offers non-allocated off-street parking and is close to local amenities including Addenbrookes Hospital, the city centre and Cambridge station.



## Guide Price £125,000



**FRONT**

The property is accessed via paved pathway leading to front door into Communal Entrance.

**COMMUNAL ENTRANCE**

carpeted, downlighter, stairs leading to first floor, glass door leading into:

**ENTRANCE LOBBY**

where flat is located.

**TIMBER FRONT DOOR**

leading into:

**ENTRANCE HALL**

carpeted, downlighter, electric storage heater, fuse box, doors into:

**BATHROOM**

with lino flooring, three piece suite comprising bath with electric shower over which is tiled, low level w.c., and wash hand basin with electric heater, downlighter, extractor fan, airing cupboard containing hot water tank.

**SITTING ROOM/DINING ROOM**

carpeted, two downlighters, electric storage heater, upvc double glazed window overlooking rear of the property.

**BEDROOM**

carpeted, downlighter.

**KITCHEN**

with lino flooring, a range of floor and wall mounted units with laminate worktop, space for oven, extractor fan, stainless steel sink and drainer, upvc double glazed window overlooking rear of the property, part tiled walls, lino flooring, downlighter, electric heater, fridge/freezer, space and plumbing for washing machine.

**OUTSIDE**

Communal outdoor space which is predominantly laid to lawn.

**AGENTS NOTE**

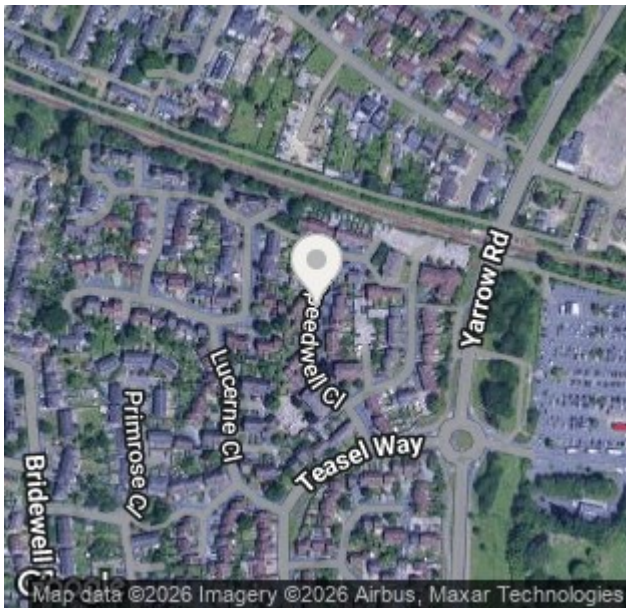
Tenure - Leasehold

Length of Lease - 88 Years Remaining

Annual Ground Rent - £110

Annual Service Charge - £1,222.12

Service Charge Review Period - N/A



**Approximate Gross Internal Area 344 sq ft - 32 sq m**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(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	

Guide Price £125,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - South Cambridgeshire District

Council



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>.

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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.

