



Aberdeen Square, Cambridge, CB2 8BZ

CHEFFINS

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Cambridge,
CB2 8BZ

An excellent opportunity to acquire this stylish third-floor apartment, offering exceptionally well-proportioned accommodation and forming part of this now established and iconic building. Further benefitting from allocated parking, the property occupies a central position within this highly sought-after development, conveniently located close to Cambridge railway station and Cambridge city centre.

LOCATION

The Brass Building occupies a prime position within the award-winning Accordia development, located on Aberdeen Square just off Brooklands Avenue. Renowned for its striking contemporary architecture, landscaped communal grounds and strong sense of community, Accordia remains one of Cambridge's most sought-after developments. The property is ideally positioned for easy access to Cambridge railway station, providing regular services to London King's Cross and Liverpool Street, whilst Cambridge city centre is also within walking and cycling distance. The location is particularly well placed for access to the Cambridge Biomedical Campus, Addenbrooke's Hospital, a wealth of independent cafés, restaurants and everyday shopping amenities, together with nearby green spaces including Hobson's Conduit and Cambridge University Botanic Garden.



Guide Price **£360,000**





COMMUNAL ENTRANCE

Accessed via secure entry system with both lift and staircase rising to the third-floor accommodation.

ENTRANCE HALL

Entrance hall fitted with secure entry phone system, useful built-in storage cupboard, continuation of attractive wooden flooring with underfloor heating and doors leading to respective rooms.

OPEN-PLAN KITCHEN/LIVING/DINING ROOM

A bright and airy principal reception space benefitting from full-height double-glazed windows to two aspects, flooding the room with natural light and enjoying pleasant views across the development.

KITCHEN AREA

Comprising a collection of both wall and base-mounted storage cupboards and drawers set beneath working surfaces with inset sink and drainer, integrated dishwasher, integrated fridge/freezer, built-in oven with four-ring gas hob and extractor hood above, integrated microwave and ample space for both dining and seating arrangements. Continuation of the wooden flooring and underfloor heating.

BEDROOM

A well-proportioned double bedroom benefitting from two built-in storage cupboards and full-height double-glazed window providing an excellent degree of natural light.

SHOWER ROOM

Comprising a three-piece suite with shower enclosure, low-level WC, hand wash basin, utility cupboard housing washing machine, tiled flooring and extractor fan.

OUTSIDE

The property benefits from an allocated parking space located adjacent to the building, together with access to a secure communal bicycle store.

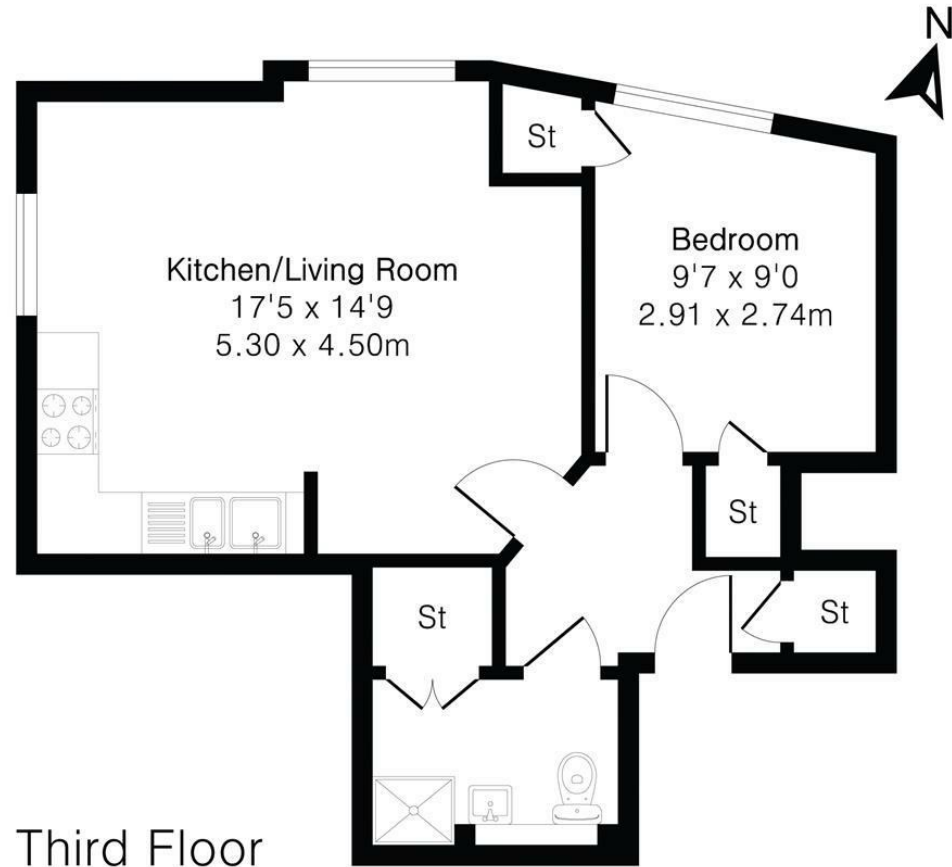
AGENTS NOTE

The property is being sold with a share of the freehold. We understand the most recent annual service charge was approximately £2,300, although this is agreed between residents and may vary depending on future maintenance requirements.

Tenure - Leasehold
 Length of Lease - 104 Years Remaining
 Annual Ground Rent - £0
 Annual Service Charge - £2,300



Approximate Gross Internal Area 472 sq ft - 44 sq m



Third Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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 £360,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - C

Local Authority - Cambridge City Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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.

