



Great Northern Road, Cambridge, CB1 2FY

CHEFFINS

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An exceptional opportunity to acquire a beautifully designed, light-filled apartment, ideally positioned at the end of the building to maximize natural light from multiple aspects. Located on the third floor of the prestigious CB1 development, this apartment boasts an enviable location just moments from Cambridge Station. It also benefits from the added advantage of a highly sought-after, secure, allocated underground parking space and being chain free.

LOCATION

Great Northern Road is a prime location in Cambridge, situated a moment away from the city's main transport hub, Cambridge Station. This central location offers fantastic access to London, with frequent train services to London King's Cross and Liverpool Street taking approximately 50-60 minutes, making it ideal for commuters. London Stansted airport is just 30 mins away. The area around Great Northern Road is vibrant and well-served by a variety of amenities. Just a short walk away is Cambridge Leisure Park, home to a range of entertainment options, including restaurants, bars, a cinema, and a gym. Local supermarkets such as Tesco and Sainsbury's are also conveniently nearby for daily essentials. For green spaces, residents can enjoy walks in the tranquil Botanic Gardens, nearby Hills Road Park and access to the expansive Parker's Piece, just a short stroll away. Great Northern Road is also well-connected to the Cambridge Biomedical Campus and Addenbrooke's Hospital via public transport, while the city centre, with its historic colleges, shopping destinations like The Grand Arcade, and a rich variety of dining options, is within easy reach by foot, bike, taxi (taxi rank at Cambridge Station) or bus.

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Guide Price £475,000





COMMUNAL ENTRANCE FOYER

with lift or stairs to the third floor which leads to:

ENTRANCE DOOR

with peephole back into the communal entrance hall and leading through into:

INTERNAL ENTRANCE HALL

Featuring a wall-mounted video entry system, a spacious double storage cupboard, and a dedicated utility cupboard housing the washer/dryer, Amtico "white oak" flooring which continues throughout the property and leading into respective rooms.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

The room boasts a uniquely shaped layout, thoughtfully designed to maximise natural light, creating a bright and airy atmosphere. The open-plan space includes a kitchen area with an array of wall and base-mounted storage cupboards and drawers, all featuring a soft-close mechanism. The sleek grey and white gloss units are complemented by a quartz work surface, inset stainless steel sink with a hot and cold mixer tap, and a drainer to the side. Integrated appliances include an induction hob with an extractor hood above, a microwave, oven, concealed fridge/freezer, and dishwasher. The kitchen also benefits from inset LED downlighters and Amtico "White Oak" flooring, which continues seamlessly throughout the living and dining areas. These areas feature additional inset LED lighting, a wall-mounted underfloor heating control, and a range of full-height double-glazed windows, including a set of double sliding doors that open onto a covered balcony.

PRINCIPAL BEDROOM

with full height built-in wardrobes accessed via a sliding door fitted with railings and shelving, full height double glazed window to rear aspect and door leading through into:

ENSUITE SHOWER ROOM

The bathroom features a modern three-piece suite, including a spacious walk-in shower cubicle with dual wall-mounted shower heads, accessed via a glazed sliding door. The suite also includes a low-level W.C. with a concealed dual-flush mechanism, and a wash hand basin with a hot and cold mixer tap. The basin is surrounded by tiled walls, complemented by a wood-effect upstand.

Additional features include a wall-mounted mirror, shaver point, heated towel rail, and wood-effect flooring. The room is further enhanced by inset LED downlighters and an extractor fan.

BEDROOM 2

with full height built-in wardrobes accessed via sliding doors fitted with railings and shelving, wall mounted heating control, full height double glazed window out onto rear aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with dual wall mounted shower head and hot and cold mixer bath tap, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, shaver point, inset LED downlighters, wood effect upstand, heated towel rail, wood effect flooring, extractor fan, inset LED downlighters.

OUTSIDE

The property benefits from a covered balcony space providing an excellent area to both relax and entertain all year round and benefits from being on the southern facing aspect and is laid to timber decking with metal and glass balustrading enclosing the space.

AGENTS NOTE

Tenure - Leasehold
Length of Lease - 989 Years Remaining
Annual Ground Rent - £605.47
Annual Service Charge - £5,500
Service Charge Review Period - N/A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 £475,000

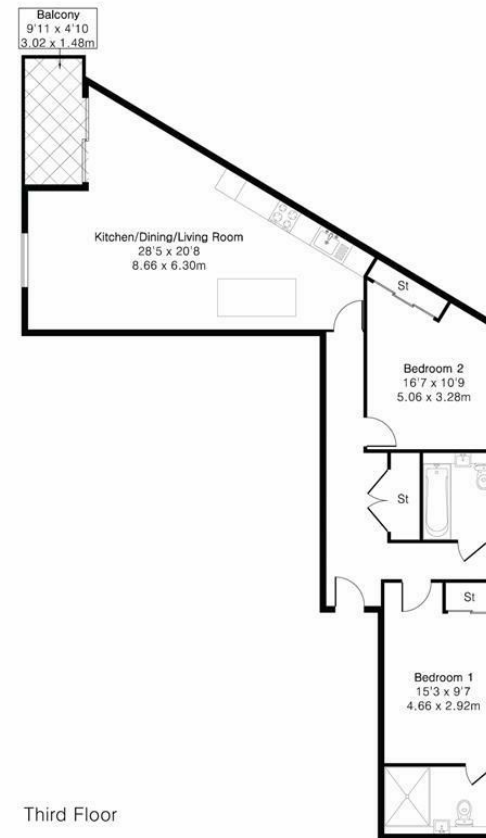
Tenure - Leasehold

Council Tax Band - D

Local Authority - Cambridge City Council



Approximate Gross Internal Area 938 sq ft - 87 sq m



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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.

