



Long Road, Cambridge, CB2 8PS



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A well presented three bedroom first floor apartment which offers allocated off-road parking and pretty communal gardens. The property is set within a prestigious development and conveniently located close to local amenities, Cambridge Station, and Addenbrookes Biomedical Campus.

LOCATION

Henslow House occupies an enviable position in the highly desirable southern area of Cambridge, close to Trumpington and the renowned Cambridge Biomedical Campus/Addenbrooke's Hospital. Residents benefit from excellent accessibility, with frequent bus services along Long Road connecting directly to the city centre in under 20 minutes, Cambridge railway station for mainline links, and easy access to the M11 for those commuting further afield. The location offers a peaceful, set-back setting with well-tended communal grounds, while nearby amenities include local shops, supermarkets, and the green open spaces of Trumpington Meadows.

3 2 1

Guide Price £575,000





DOOR

into communal hallway, carpeted, windows overlooking front of the property, door to stairway leading to upper floors as well as lift access to upper floors.

DOOR INTO ENTRANCE HALL

carpeted, downlighter, doors into storage cupboard housing fuse box, airing cupboard, radiator and doors into various rooms.

KITCHEN/LIVING AREA

Living area carpeted, double glazed bay window overlooking front of the property, radiator, downlighter.

Kitchen with wood effect laminate flooring, range of floor and wall units and laminate worktop, double glazed window overlooking front of the property, spotlights, stainless steel one and a half sink and drainer with mixer tap, 4 ring electric Smeg hob with extractor fan over, Smeg integrated oven and Smeg microwave, integrated fridge and freezer, cupboard housing boiler, integrated Smeg dishwasher, integrated Indesit washing machine and dryer.

PRINCIPAL BEDROOM

carpeted, built-in wardrobes, upvc double glazed window overlooking front of the property, downlighter, radiator, door into:

ENSUITE

with wood effect laminate flooring, walk-in tiled shower, low level w.c., wash hand basin, glazed window overlooking front of the property, heated towel rail, part tiled walls, LED spotlight with extractor fan.

BATHROOM

with wood effect laminate flooring, three piece suite comprising of bath with shower over, low level w.c. and wash hand basin, part tiled walls, LED spotlights, extractor fan.

BEDROOM 2

carpeted, double glazed window looking out to the rear of the property, radiator, downlighter.

BEDROOM 3/STUDY

carpeted, radiator, downlighter, double glazed window overlooking side of the property.

OUTSIDE

The property is approached via gravelled driveway leading to paved walkway to front communal door. There is allocated paved parking, covered bike storage facility and pathway leading to communal garden area. The communal garden is enclosed via hedging and borders containing a variety of shrubs. Communal garden is predominantly laid to lawn with various trees as well as a terrace area to the rear perfect for outside seating or alfresco dining. Covered bike storage to the rear of the property. Visitor parking spaces.

AGENTS NOTE

Tenure - Leasehold
 Length of Lease - 106 Years Remaining
 Annual Ground Rent - £250
 Annual Service Charge - £2,766
 Service Charge Review Period - N/A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B		83	84
(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	

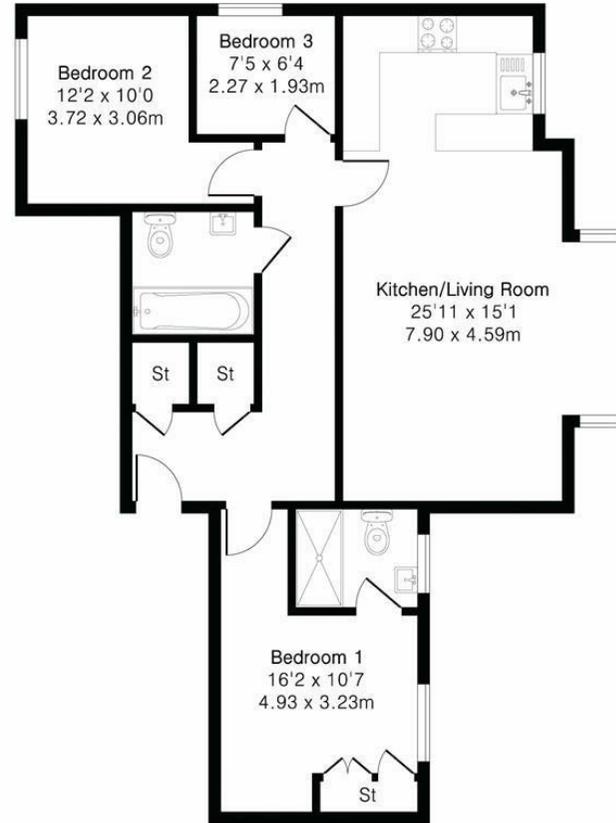
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Tenure - Leasehold

Council Tax Band - C

Local Authority - Cambridge City Council

Approximate Gross Internal Area 852 sq ft - 79 sq m



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.

