



Great Northern Road, Cambridge, CB1 2FY

CHEFFINS

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Cambridge,
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A beautifully presented two bedroom first floor apartment extending to approximately 635 sqft. The property further benefits from two balconies and is located in this exclusive development very close to Cambridge Station and other local amenities.

LOCATION

Great Northern Road offers a prime central Cambridge location in this prestigious development, moments from Cambridge mainline station (under 5 minutes' walk), with fast trains to London King's Cross in around 50 minutes. With easy access to Station Square amenities, including shops, cafés, restaurants, and convenience stores, plus easy walking distance to the historic city centre (about 15–20 minutes), Addenbrooke's Hospital, and the Biomedical Campus.

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Guide Price £350,000



**FRONT DOOR**

into:

ENTRANCE HALL

carpeted with storage cupboard, housing heating controls, downlight, coat hanging rail, radiator and access into various rooms.

KITCHEN

comprising a range of floor and wall units with laminate worktop, stainless steel one and a half bowl sink and drainer with mixer tap, integrated Bosch oven, integrated Bosch four ring electric hob with Bosch extractor fan, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer, laminate flooring and part tiled walls, downlight

SITTING ROOM

Dual aspect room with two sets of UPVC double glazed sliding doors out onto two separate balconies, UPVC double glazed window, carpeted, radiator and down light.

PRINCIPAL BEDROOM

carpeted with UPVC double glazed

window overlooking the front of the property, downlight

BEDROOM 2

carpeted with UPVC double glazed window overlooking front of the property, radiator and downlight

BATHROOM

Three piece suite comprising of bath with shower over, hand wash basin, low level WC, wood effect laminate flooring, part tiled walls, extractor fan, downlight and heated towel rail

OUTSIDE

The property is approached via pathway leading to secure iron gate which provides access into communal garden and secure bike storage area, Lift up to the first floor where the property is located.

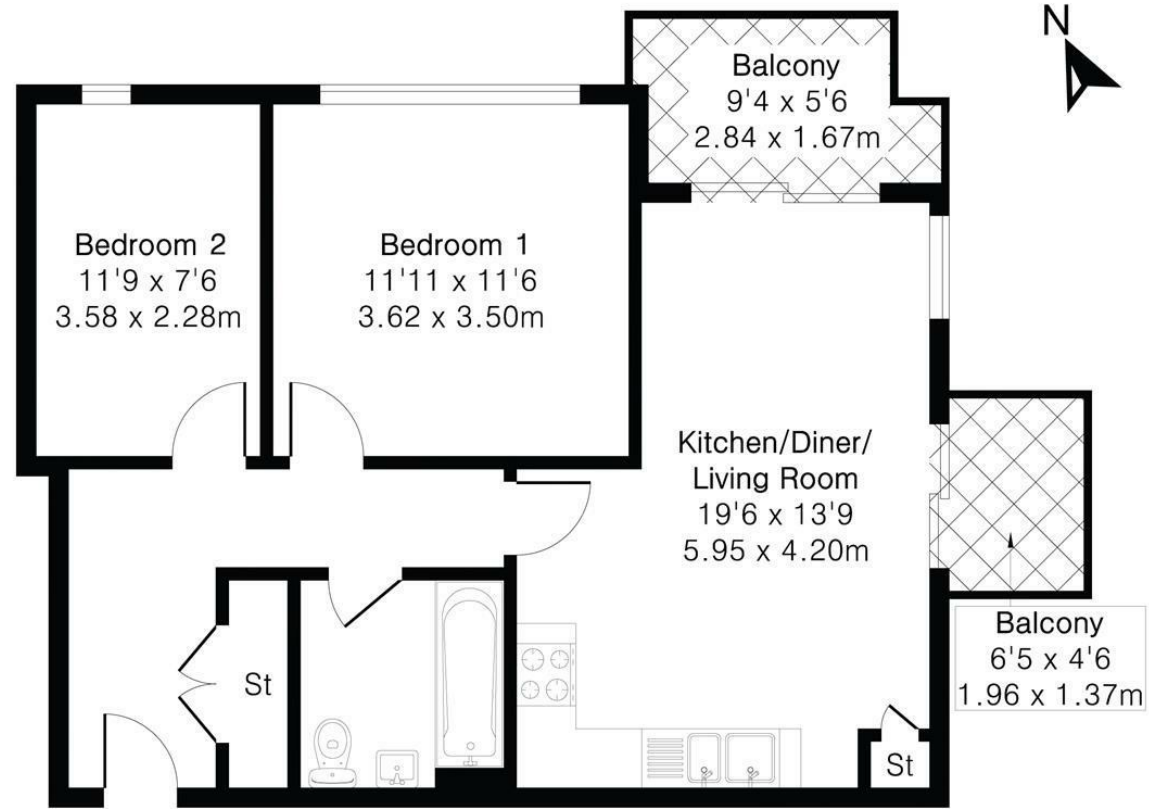
AGENTS NOTE

Tenure - Leasehold
Length of Lease - 115 Years Remaining
Annual Ground Rent - £0
Annual Service Charge - £2,549.04





Approximate Gross Internal Area 635 sq ft - 59 sq m



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 79 | 79 |
| (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 £350,000

Tenure - Leasehold

Council Tax Band - D

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.

