



St. Matthews Gardens, Cambridge, CB1 2PT

CHEFFINS

St. Matthews

Cambridge,
CB1 2PT

A well presented two bedroom ground floor apartment extending to approximately 554sqft. The property further benefits from well maintained communal garden and secure allocated underground parking and is located in a central city location close to local amenities and transport links.

LOCATION

St. Matthew's Gardens is a residential development situated approximately 1 mile east of Cambridge city centre, in the vibrant Petersfield area. Accessed via York Street, it is within walking distance of the diverse array of independent shops, restaurants, and cafes along Mill Road. The development is also conveniently located near Anglia Ruskin University and Cambridge Railway Station, making it ideal for commuters. The development is centered around a large public open space, providing a tranquil environment for residents.

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Guide Price £270,000





FRONT DOOR

into:

COMMUNAL ENTRANCE HALL

leading to front door and stairs to upper floors.

FRONT DOOR

into:

ENTRANCE HALL

carpeted, radiator, downlight, storage cupboards and access into various rooms.

SITTING ROOM

carpeted, upvc double glazed sash windows overlooking front of the property, downlight, radiator, door into:

KITCHEN

with a range of floor and wall units, laminate worktop, integrated oven and 4 ring electric hob with stainless steel splashback and extractor fan, integrated fridge and freezer, downlight.

BATHROOM

with laminate flooring, three piece suite comprising bath with shower over, low level w.c., wash hand basin, upvc double glazed frosted sash window, extractor fan, downlight, radiator, part tiled walls.

PRINCIPAL BEDROOM

carpeted, downlight, upvc double glazed doors leading out onto terrace area.

BEDROOM 2

carpeted, downlight, radiator, doors out onto terrace area.

OUTSIDE

The property is approached via pathway leading to communal front door.

Communal garden which is predominantly laid to lawn and partially enclosed via fencing with borders containing a variety of trees and shrubs.

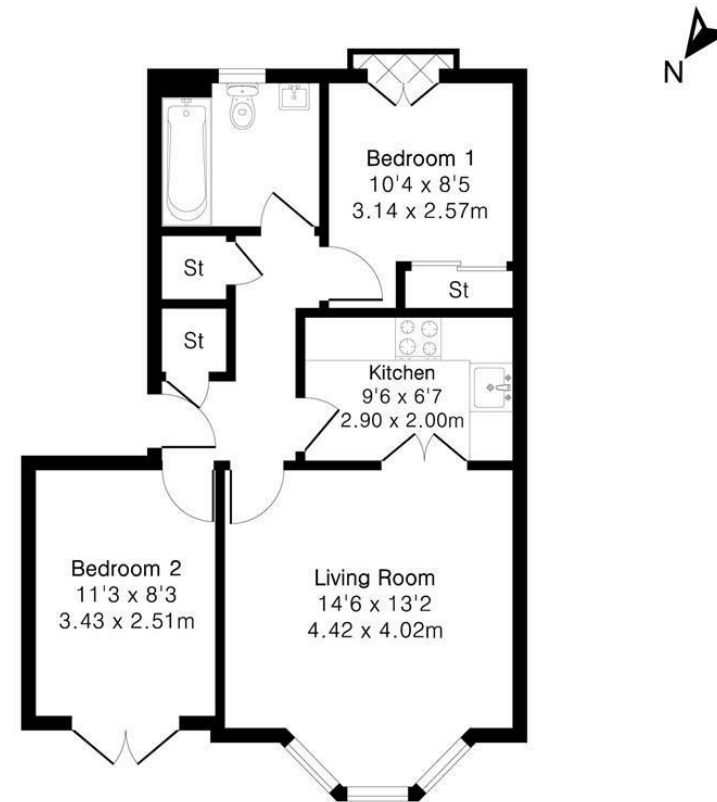
Underground allocated parking labelled 116.

AGENTS NOTE

Tenure - Leasehold
Length of Lease - 101 Years Remaining
Annual Ground Rent - £300
Annual Service Charge - £3,500



Approximate Gross Internal Area 554 sq ft - 51 sq m



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 £270,000

Tenure - Leasehold

Council Tax Band - D

Local Authority - Cambridge



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.

