

12 Garden Court, Cambridge, CB1 1DW

Guide Price £230,000 Leasehold - Share of Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

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A STYLISH AND CONTEMPORARY, TOP FLOOR STUDIO APARTMENT FORMING PART OF A MODERN DEVELOPMENT IN THIS FANTASTIC CENTRAL LOCATION, JUST MOMENTS FROM PARKER'S PIECE AND HISTORIC CITY CENTRE. NO ONWARD CHAIN.

- Superb, top floor, studio apartment
- 350 sqft / 33 sqm
- Entrance foyer to main building
- Superb, central city location
- Electric underfloor heating
- Built in 2007
- Stylish and contemporary interior
- Stylish 3-piece shower room
- Well-appointed kitchen
- Secure cycle store.

12 Garden Court is a stylish top floor studio apartment within a modern block of similar properties offering spacious and light filled accommodation.

The living/dining room is large and impressive with a vaulted ceiling, large feature window and a fold up double bed. The kitchen area provides a range of modern units and drawers, worksurface space and a range of appliances including an electric hob with an oven under, an extractor fan, a dishwasher, a fridge and a washer/dryer. The entrance hall with video entry phone system provides useful storage space and leads to the shower room, which is fitted with a three-piece suite including a walk-in shower, a vanity unit with countertop wash basin, a WC with concealed cistern and a heated towel rail.

The property is accessed via a neat communal foyer with a lift and there is ample covered bicycle storage available to the rear of the property. We understand that car parking is not available for this property.

Location
Garden Court is located on Adam and Eve Street, which forms part of a popular and established area known as 'The Kite' which is situated close to the Grafton Centre and is within walking distance of the city centre and many other facilities offered by the University. There is an excellent range of local shopping and other facilities in the immediate area such as Parkside Pool and Kelsey Kerridge Sports Centre with open spaces of Parker's Piece, Christ Pieces and Midsummer Common nearby. Schooling is available at Parkside Community College and for commuters, Cambridge Station is within walking/cycling distance.

Tenure
Leasehold with Share of Freehold.
Lease is 125 years from 1st January 2006.
Service Charge is £1436.36 per annum. This is reviewed annually and adjusted according to associated costs..

Services
Main services connected include: water, electricity and mains drainage.

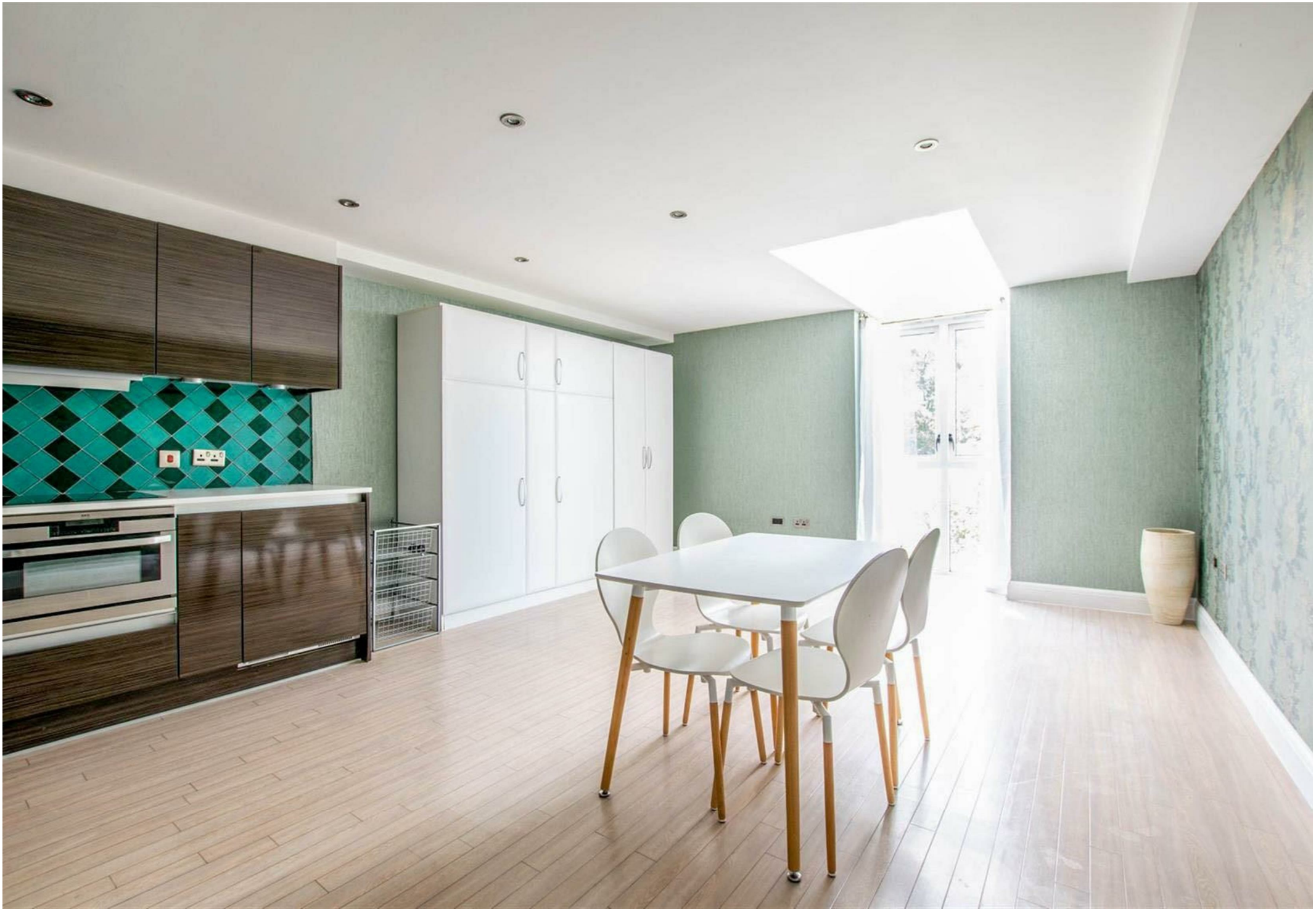
Statutory Authorities
Cambridge City Council.
Council Tax Band - A

Fixtures and Fittings
Everything within the property is included in the sale of the leasehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

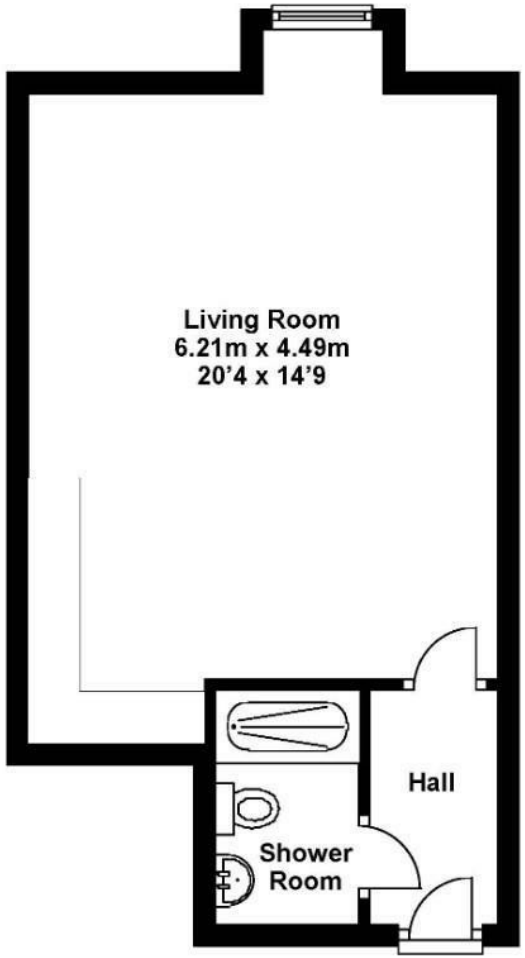




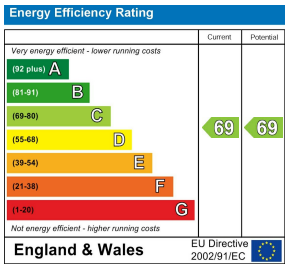


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Second Floor



Approx. gross internal floor area 33 sqm (350 sqft)



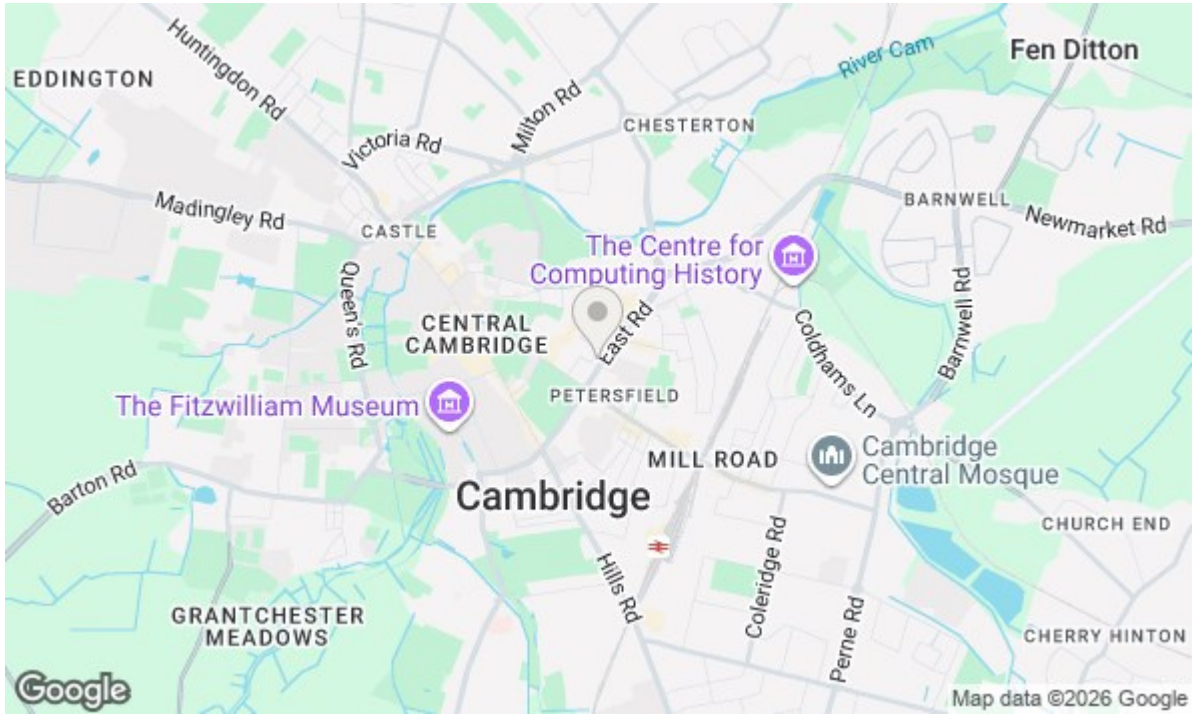
These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.










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River Cam
Fen Ditton
Madingley Rd
CASTLE
BARNWELL
Newmarket Rd
The Centre for Computing History
Queen's Rd
CENTRAL CAMBRIDGE
East Rd
Coldhams Ln
Barnwell Rd
The Fitzwilliam Museum
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