



6a Hooper Street, Cambridge, CB1 2NZ

Guide Price £385,000 Leasehold - Share of Freehold



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**A STUNNING TWO-BEDROOM GROUND FLOOR APARTMENT IN THIS VICTORIAN HOUSE
CONVERSION WITH AN EXCELLENT EPC RATING. AVAILABLE WITH NO ONWARD CHAIN.**

- 2 bed ground floor apartment
- Complete renovation in 2016
- One year left on building guarantee
- Gas-fired heating to radiators
- EPC - B
- Victorian building
- Open-plan kitchen / living / dining space
- Contemporary finish
- Bike store (no vehicle parking)
- Council tax band - B

6a Hooper Street was converted to an exceptional standard in 2016 with eye for detail including high quality, contemporary decoration throughout. The apartment benefits from oak floors, oak doors, a bespoke hardwood front door and a high quality kitchen.

The open plan kitchen/living/dining room has a large sash window with side lights and wooden shutters to the front aspect and a feature chimney breast. The contemporary kitchen is fitted with a range of base and eye-level units and integrated appliances. There are two good sized bedrooms, bedroom 1 benefitting from built-in wardrobes and a triple, sash window to the side. The modern shower room is beautifully finished with contemporary tiles.

Externally, the property has its own cycle store and bin store.

Location

Hooper Street is situated near Mill Road, just off the popular Gwydir Street, in the vibrant Petersfield area known for its unique atmosphere and wealth of international cuisine, ranging from trendy bakeries and local pubs to Michelin starred restaurants. The location offers convenient walking access to the city centre and Cambridge main railway station, providing easy commuting to London King's Cross, Liverpool Street, and Addenbrooke's Hospital. The property is within the catchment area for St Matthew's Primary School and Parkside Secondary School, respectively rated Good and 'outstanding' by Ofsted.

Tenure

Leasehold with a share of freehold.

Lease length is 999 years with 990 years remaining.

The vendor informs us that there is no service charge. Any maintenance costs are shared with the other share of freehold property where applicable. The vendor also informs us that there is no ground rent.

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - B

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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





Approx. gross internal floor area
46 sqm (500 sqft)

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		82	90
EU Directive 2002/91/EC			

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.

