



45 Petersfield Mansions, Cambridge, CB1 1BB  
Guide Price £560,000 Leasehold - Share of Freehold



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**A SUPERB, COMPREHENSIVELY REFURBISHED, 3-BEDROOM, FIRST FLOOR APARTMENT FORMING PART OF A GATED DEVELOPMENT WITH PARKING AND LIFT ACCESS, IN A SOUGHT-AFTER, CENTRAL LOCATION OVERLOOKING AN ESTABLISHED LEAFY PARK. NO ONWARD CHAIN.**

- Superb first floor apartment
- 800 sqft / 74 sqm
- Refurbished to a high standard throughout
- Gated development
- West-facing living room overlooking green spaces
- Purpose-built 1990s development
- 3 bedrooms and 2 shower rooms
- Electric heating to underfloor
- Lift access
- Allocated undercroft parking plus spaces for visitors

Situated within the well-regarded, gated development of Petersfield Mansions, this three-bedroom apartment has recently been comprehensively refurbished to a high standard, offering stylish, well-arranged accommodation with an abundance of light. The apartment benefits from electric underfloor heating throughout, along with lift access for this particular block.

The spacious entrance hall includes a useful storage cupboard and has access to all rooms. The superb living/dining room benefits from a west-facing bay window with views over an established green space with Parker's Piece just beyond. Stylishly refitted to a high specification, the kitchen/breakfast room has a range of contemporary units with integrated appliances including a fridge/freezer, induction hob with an extractor fan over and a suite of new Bosch appliances - an oven, a dishwasher and a washer/dryer.

There are three bedrooms, all of which include built-in storage, with the master bedroom benefitting from a three-piece ensuite shower room. Off the hallway is the main shower room, which includes a walk-in shower, floating vanity wash basin unit, WC with a concealed cistern and a heated towel rail. Both shower rooms have illuminated mirrors and quality Grohe fittings.

Outside, secure electronic gates lead to the parking area, which includes plenty of spaces for visitors and access to the allocated, undercroft parking space. Residents have access to lockable storage units and secure cycle racks adjacent to the underground car park.

#### **Location**

Petersfield Mansions is located a short walk from Cambridge city centre, within the established Petersfield area. The development is positioned just off the vibrant Mill Road, known for its independent shops, cafés, and everyday amenities, and is short distance from Parker's Piece and Christ's Pieces, both offering accessible open green space. Cambridge railway station is a short walk or cycle away, providing regular services to London King's Cross and Liverpool Street. The city centre, including the historic colleges of the University of Cambridge, main shopping areas, and cultural venues, is also easily accessible on foot or by bicycle. The area is well served by local bus routes and benefits from straightforward access to the A14 and M11.

#### **Tenure**

Leasehold - Share of freehold.

Lease is 999 years in length with 967 years remaining.

Service Charge is £2600.00 per annum. This is reviewed annually and adjusted according to associated costs.

Ground Rent is £200.00 per annum. This is reviewed every 25 years. This is adjusted at each review in line with the Retail Price Index. As the leaseholders own the freehold, the practice is to take the ground rent and pay it back into the income and expenditure accounts to offset against maintenance charges.

#### **Services**

Main services connected include: water, electricity, and mains drainage. There is no gas at the property.

#### **Statutory Authorities**

Cambridge City Council.

Council Tax Band - F

#### **Fixtures and Fittings**

The vendor inform us that all fixtures and fittings are included in the sale of the leasehold interest.

#### **Viewing**

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





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 76      | 79                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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.

