

Cambanks, Chesteron, CB4 1PZ

OIEO: £280,000

Gavin Human

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Cambridge Estate Agent

This delightful first floor apartment is tucked away at the rear of this popular development with a treed aspect and lovely natural light from large windows. The generous side rooms comprise an entrance hall, a living room overlooking the front, a refitted breakfast kitchen, two double bedrooms both with double cupboards, and a three piece bathroom suite.

Based in the heart of Chesterton, you have quick access to Cambridge centre or Cambridge North train station

Offered for sale with NO CHAIN. This would also make an ideal investment opportunity.

To book your viewing call Gavin Human: 07388 057789. property@gavinhuman.co.uk





- NO CHAIN
- Spacious first floor apartment
- Private, quiet location close to independent shops
- Great for commuting into Cambridge
- Gas central heating and UPVC double glazing.
- Refitted kitchen
- Spacious living room
- Two double bedrooms with cupboards
- Long lease.
- Parking TBC



Sitting room



Sitting room

Open plan kitchen



Open plan kitchen



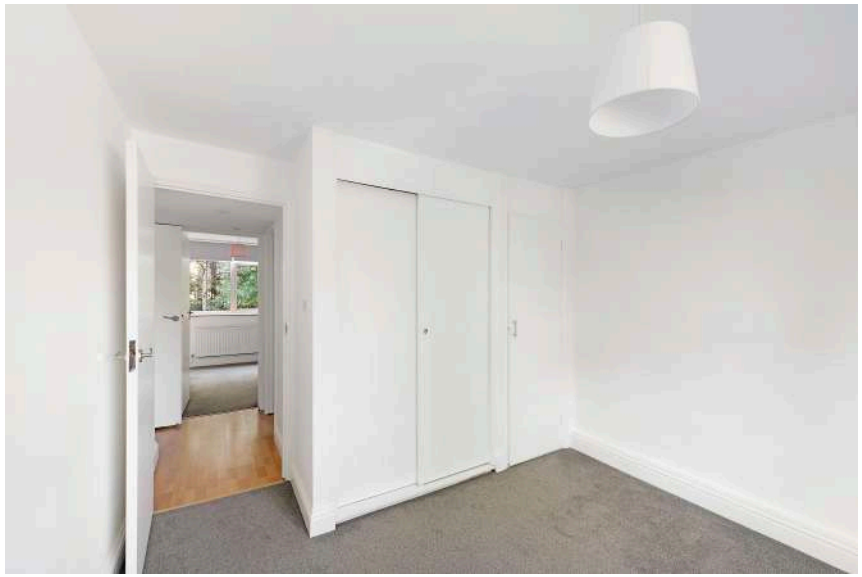


Bedroom One

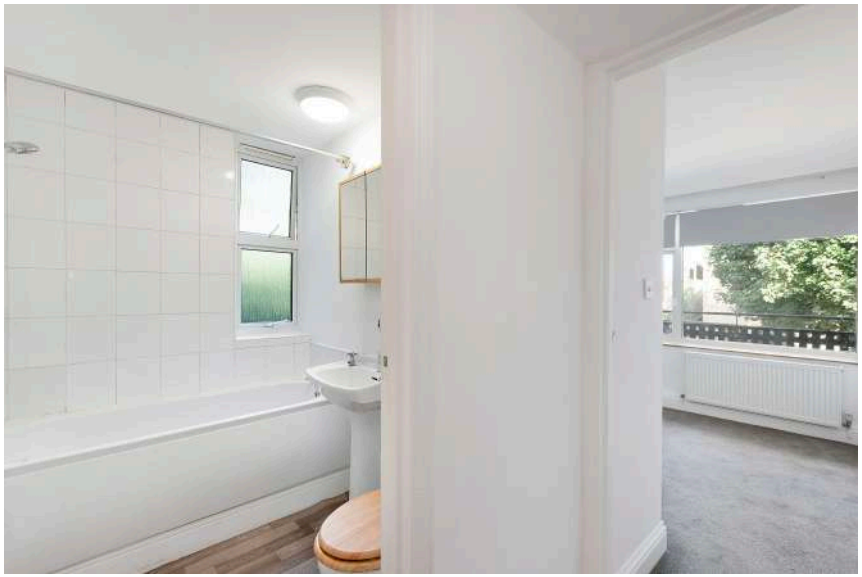


Bedroom One

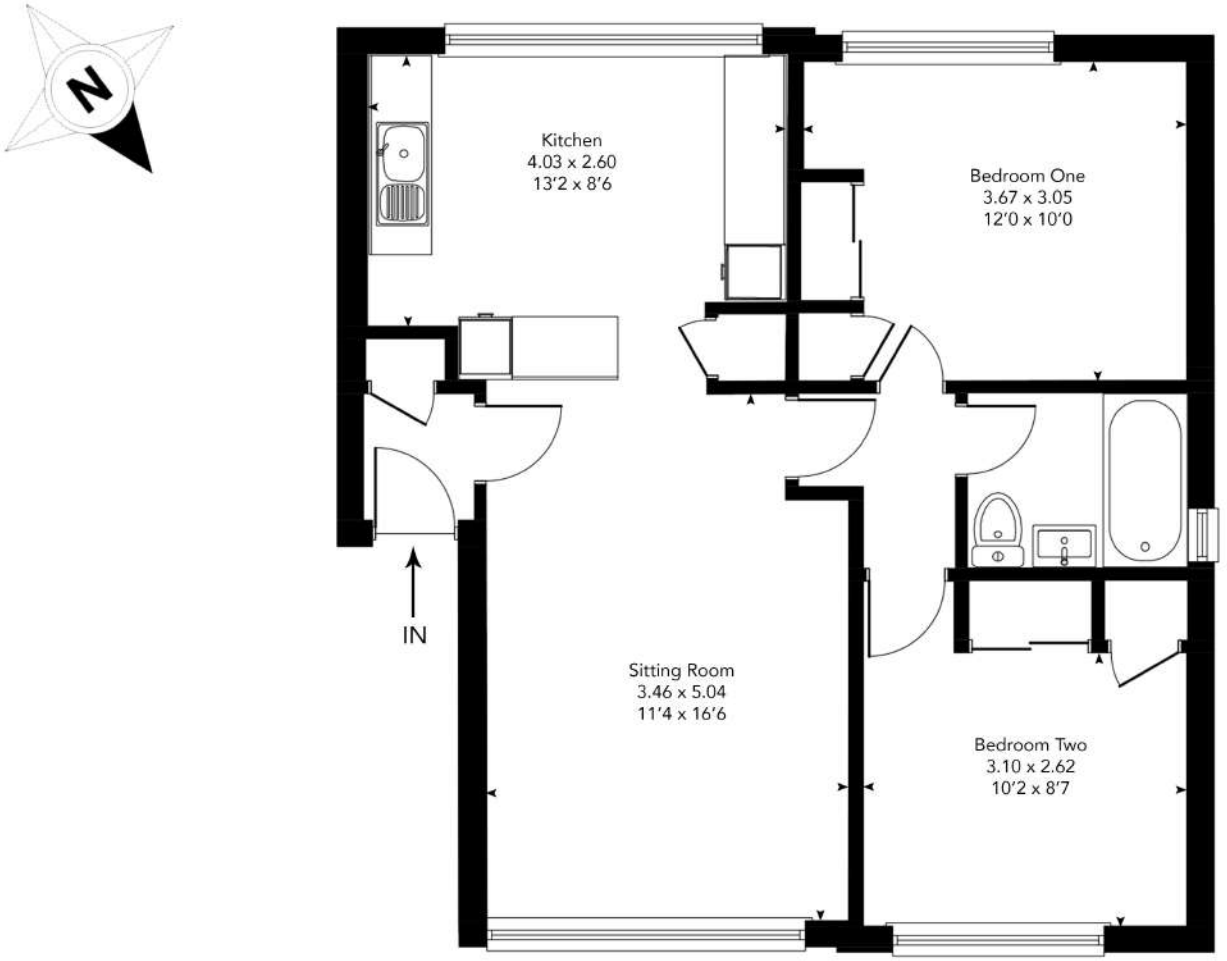
Bedroom Two



Bathroom and Bedroom Two



Approximate Gross Internal Area = 61 m² / 656 ft²
For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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KEY INFORMATION

UPRN	200004208380
Property Type	First Floor Apartment
Bedrooms	2
Council Tax	Band C
Square footage	644 square feet (approx)
EPC Rating	C
Age	Before 1966
Last sold date	2002
Title Number	CB102642
Plot size	N/A
Heating	Gas Central Heating
Tenure	Leasehold - to 2962

LOCAL AREA

Local Authority	Cambridge City Council
Flood Risk River & Seas	Very Low
Flood Risk surface water	Very Low
Conservation Area	No

CONNECTIVITY

Upload	115 mbps
Download mbps	1600
Full Fibre Available	YES

Cable/Satellite TV availability

BT	YES
Sky	YES
Virgin	YES

Mobile Signals (based on calls indoors)

EE	AMBER
3 (Three)	AMBER
O2	GREEN
Vodafone	AMBER

- Green - Likely to have good coverage.
- Amber - You may experience some problems.
- Red - You should not expect to receive a signal.

KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Cambridge North	1.03 miles
Cambridge	1.62 miles
Waterbeach	4 miles

Trunk Roads/Motorways

M11 J13	2.52 miles
M11 J14	3.12 miles
M11 J12	3.26 miles

Airports/Helipads

Cambridge	1.65 miles

TRANSPORT (LOCAL)

Bus stops

Chesterton Road	0.05 miles
Union Lane Medical Court	0.07 miles
Scotland Road	0.09 miles

SCHOOLS

Primary

Milton Road Primary	0.39 miles
Chesterton Primary	0.51 miles
The Grove Primary	2.13 miles

Secondary

North Cambridge Academy	0.54 miles
Chesterton Community College	0.68 miles
Parkside Community College	0.97 miles

10 year history of average house prices by property type in CB4

Detached	+72.33 %
Semi-Detached	+67.02 %
Terraced	+59.56 %

KEY INFORMATION

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