

GRAY TOYNBEE

Broadmeadows Manhattan Drive

Cambridge, CB4 1JS

Guide price £280,000

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Broadmeadows
Manhattan Drive

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- No chain
- Residents parking
- Lease extension in process
- Electric storage heating

A modern first-floor apartment with communal parking and no onward chain, set in landscaped gardens just north of the river in De Freville, a short walk from the historic City Centre.

Briefly the accommodation comprises an entrance hall with a built-in cupboard and space for coats and footwear. There is an open-plan kitchen/living/dining room which benefits from the morning sun. The kitchen has been fitted with a modern range of units and has various integrated appliances.

There are 2 bedrooms, bedroom 1 including built-in sliding mirrored wardrobes. The bathroom has a white 3-piece suite including an electric shower over the bath.

There are delightful and well manicured communal gardens with parking.

Tenure - Leasehold
The lease has 86 years remaining but a lease extension is in process taking the new lease to 177 years.
Ground rent - £95 per annum.















Service charge - £3,700 per annum which includes exterior maintenance of the building, maintenance of the gardens, cleaning of internal communal areas.

Broadmeadows is a modern development situated to the north of the river in a highly regarded residential area, close to Midsummer common and the river Cam.

There are local amenities nearby on Chesterton Road and the city centre can be approached on foot or bicycle via Midsummer Common and Jesus Green.

Both Cambridge City and Cambridge North railway stations are within easy access and provide services to London King's Cross and Liverpool Street.

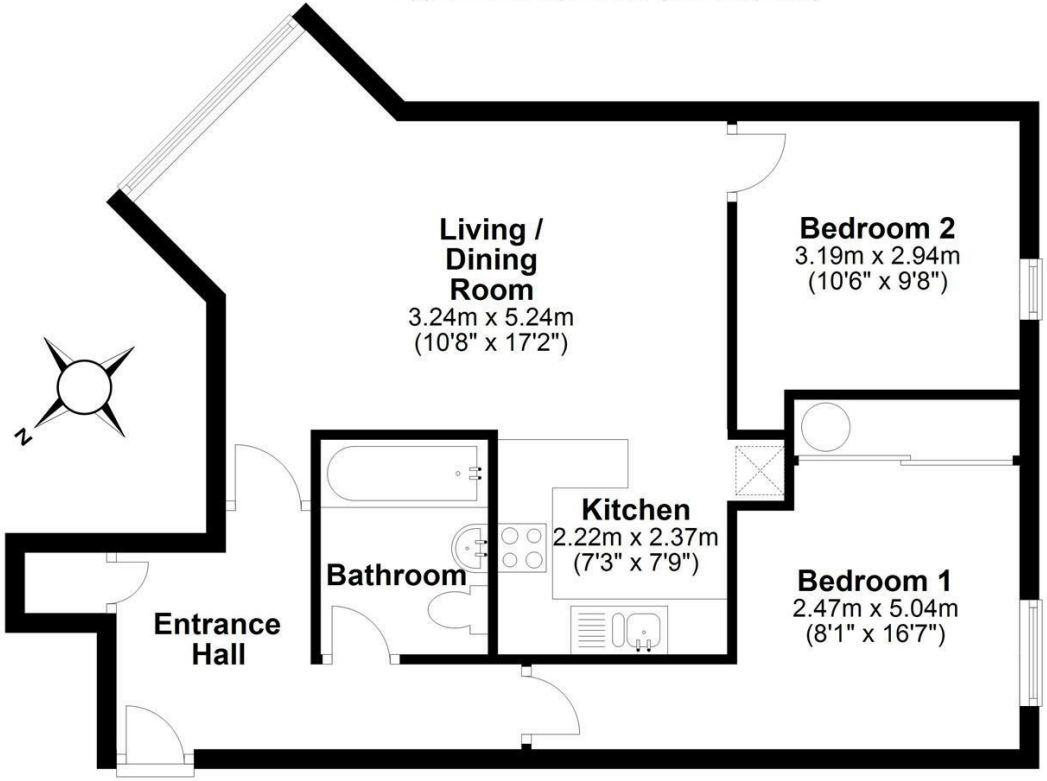




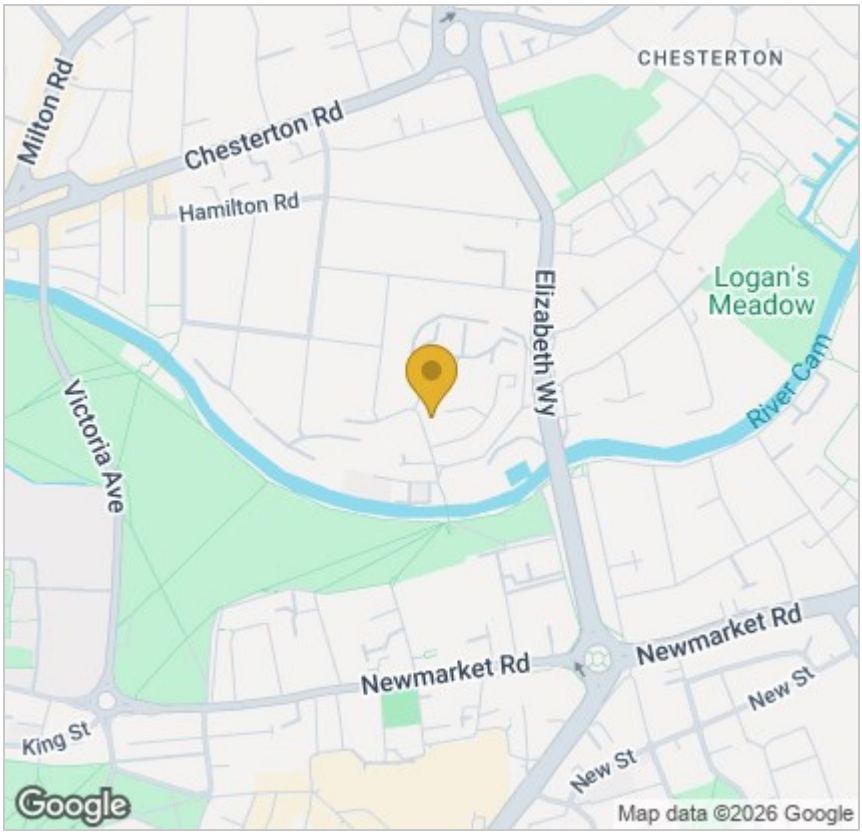
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Floor Plan

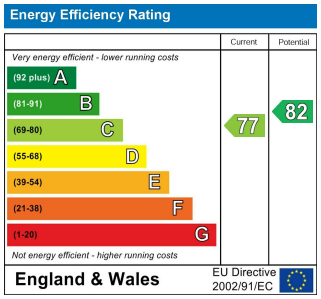
Approx. 57.8 sq. metres (621.8 sq. feet)



Total area: approx. 57.8 sq. metres (621.8 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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