

45 Great Northern Road
Cambridge, CB1 2FY

Guide price £300,000



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- Lift and stairs
- No allocated parking
- EWS1 (B1) certificate in place
- South-facing balcony
- Leasehold (987 years remaining)
- No chain

A modern third floor apartment with a south-facing balcony, enjoying a prime city location, metres from Station Square with its wide range of facilities and for sale with the benefit of no onward chain.

Built in 2016 by 5-star, award winning house builder, Hill Residential, this smart third floor apartment occupies a most convenient position, a stone's throw from Station Square with its variety of bars, restaurants and local supermarkets.

Underfloor heating and triple glazing throughout contribute to a very energy efficient home. The property also comes with the benefit of an EWS1 (B1) certificate and a deed of variation all in place.

The accommodation briefly comprises a spacious entrance hall with a large cupboard and access to a stylish bathroom, finished with a modern white suite and complemented by attractive tiling, inset spotlights and a heated towel rail. The open-plan kitchen/living/dining room benefits from southerly aspects. The kitchen has been fitted with an attractive range of units and has various integrated Zanussi and Bosch appliances.

The bedroom is particularly spacious and has a sliding door to the south-facing balcony which also has a door leading back to the reception room.





Outside, there is a communal garden located on the east side of the building. In addition there is ample bike storage for residents in the block.

The lease has about 987 years remaining and there is an annual service charge of around £2938.60 paid quarterly and an annual ground rent of £454.10.

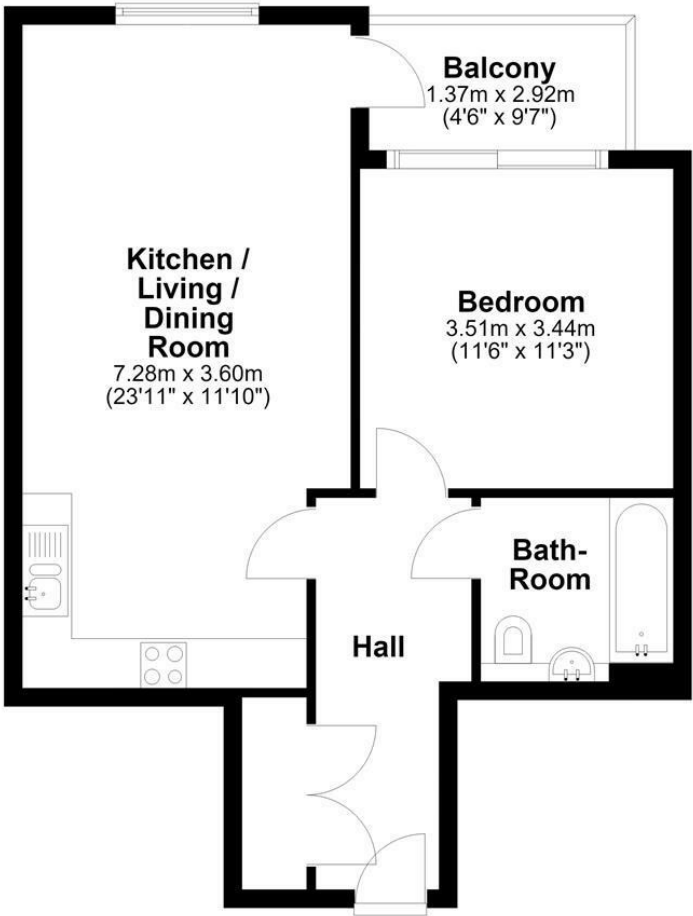
Great Northern Road is a modern development of apartments, built in 2016 by Hill Residential and conveniently situated just 0.1 miles from Cambridge Railway Station. The Botanical Gardens can be reached on foot in just 5 minutes and Cambridge City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities is less than a mile away.

Agents Note:

Some of the rooms have been virtually staged.

Floor Plan

Approx. 51.0 sq. metres (549.1 sq. feet)
(excluding Balcony)

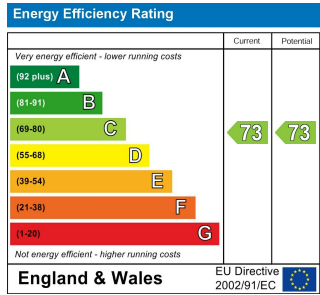


Total area: approx. 51.0 sq. metres (549.1 sq. feet)

For guidance only. Not to scale. All dimensions and areas are
approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: C

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