



Bush & Co.



16 Patagonia Way, Cambridge, CB3 0UP

Guide Price £385,000 Leasehold



Darwin Green is a growing new community situated off Huntingdon Road to the west of Cambridge, around two miles from the historic city centre. The future development will include schooling, health centre, a library, shops and sporting facilities. There will be multiple open green spaces and a large central park.

The location allows good transport links with the A14/M11 being just 1.5 miles and the railway station around 3 miles.

A beautifully presented, spacious and light apartment which is situated on the second floor offering fine views over the newly completed sports field. The property has a rare 'A' rated energy efficiency and the private car parking space has an EV charging point.

The welcoming entrance hall has a video phone intercom entry system and a large built in cupboard with plumbing for washing machine.

The superb dual aspect living/dining/kitchen offers a floor to ceiling window with views over the sports field and there are double doors opening onto the private seating terrace. The stylish kitchen is comprehensively fitted with a range of wall and base units and work surfaces housing a ceramic sink and drainer. There are integrated appliances including electric oven, gas hob with extractor over, dishwasher, fridge and freezer in addition to a concealed wall mounted gas fired boiler.

The principal bedroom is particularly spacious with a floor to ceiling window overlooking the sports field and a generous free standing wardrobe which will be left in-situ. There is a modern three piece ensuite with part tiled walls, an air extractor fan and chrome heated towel rail.

Bedroom two is another generous double room with floor to ceiling window overlooking the sports field.

There is a well appointed three piece bathroom with mixer tap shower and glass screen over the bath as well as part tiled walls, an air extractor fan and chrome heated towel rail.

Outside - The property benefits from an extensive private entertaining terrace, which is partially covered, with outside lighting, providing ample space for a table and chairs.

There is an allocated parking space within the residents car park which comes with an EV charging point. Additional visitor car parking spaces are scattered throughout the development.

There are secure bicycle and bin stores available.

TENURE - Leasehold

TERM - 999 years from 01.06.2022 with 996 years remaining

MAINTENANCE CHARGES - £1,493.73 PA

GROUND RENT - Peppercorn



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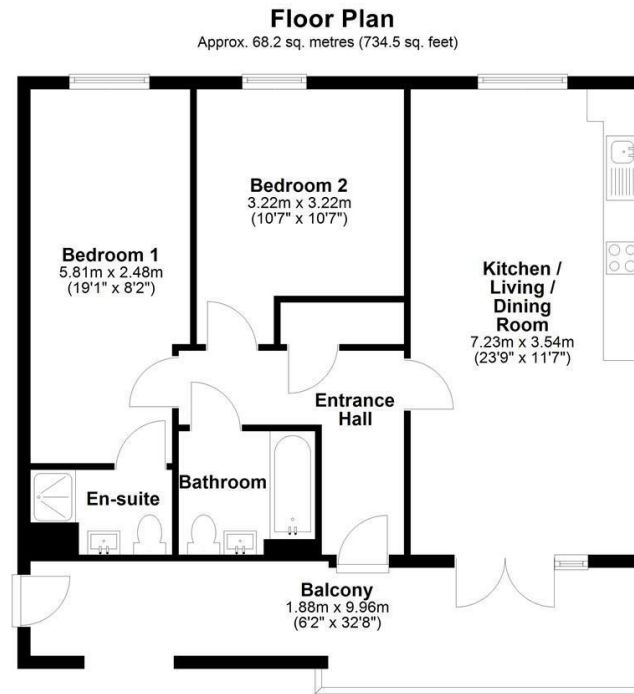
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Total area: approx. 68.2 sq. metres (734.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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