

34 Urwin Gardens, Cambridge, CB2 0AP

Guide Price £395,000 Leasehold

REDMAYNE ARNOLD & HARRIS

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A BRIGHT AND SPACIOUS SECOND FLOOR APARTMENT WITH ACCOMMODATION EXTENDING TO 915 SQFT, BOASTING A BALCONY TERRACE, ALLOCATED PARKING AND LOCATED IN THIS SOUGHT-AFTER RESIDENTIAL SCHEME.

- 2 bedroom, 2 bathroom apartment
- Built in 2017
- Allocated parking
- EPC-B / 81
- Chain free
- 893sqft /83 sqm
- Gas fired central heating to radiators
- Short walk to Addenbrookes medical campus and city centre
- Council tax band-E

The property was constructed in 2017 by award winning Hill Residential and makes up part of this highly sought-after Ninewells residential scheme, just a short walk from Addenbrookes medical campus and the city centre. The property is immaculately presented and an ideal purchase for first time buyers or investment buyer as has been built to an exceptionally high standard and finished throughout.

The accommodation comprises a secure telephone entry system with an elevator practically to the front door. There is a spacious and welcoming reception hall with a fitted storage cupboard housing a wall mounted gas fired central heating boiler, underfloor heating manifolds and Amtico flooring. There are two double bedrooms including the master bedroom with fitted wardrobe cupboards and a luxury en suite shower room. The other bedroom is serviced by the main bathroom and both are fitted with Duravit sanitary ware. The opening planned kitchen/sitting/dining is a generous triple aspect room with sliding patio doors to a sunny terraced balcony. The kitchen is fitted with attractive, modern cabinetry, stone composite work surfaces with inset single sink unit with bevel drainer and there are a range of quality Siemens integrated appliances and these include; induction hob, double oven, extractor, fridge/freezer. dishwasher and washer/drier.

Outside there is allocated parking, bicycle and bin storage and open communal green spaces.

Location
Urwin Gardens forms part of the stunning Ninewells development situated on the south eastern outskirts of the city, within walking or cycling distance from Addenbrooke's Hospital/Biomedical Campus. The development adjoins open countryside and benefits from outstanding views towards the Gog Magog Downs. There are wide avenues, footpaths, green spaces and varied planting. The property is also well placed for access to the Babraham Institute and Granta Park.

Tenure
Leasehold
Lease is 250 years from 2017, with 241 years remaining.
Ground rent is £400.00 per annum, this is reviewed every 10 years and is increased in line with the Retail Price Index at each review.
Service charge is £2,000 per annum, this is reviewed annually and is adjusted according to associated costs.

Services
Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-E

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

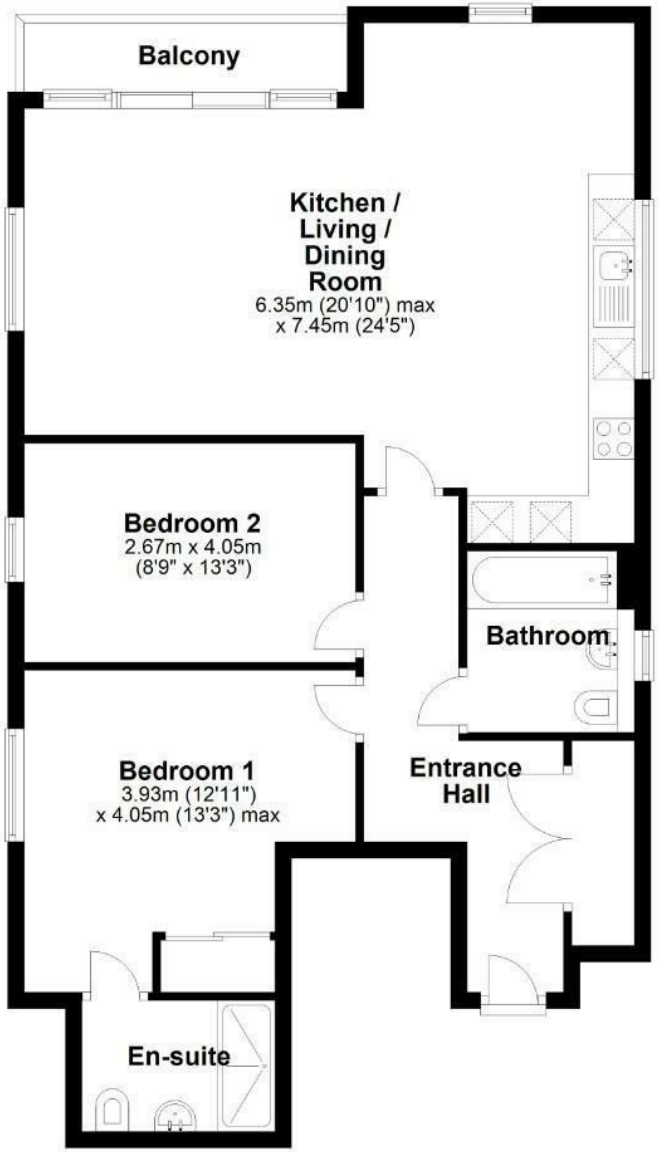
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





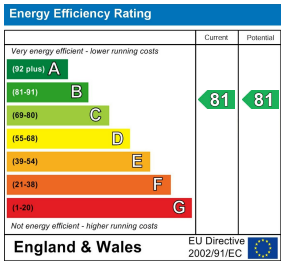
Floor Plan

Approx. 83.0 sq. metres (893.6 sq. feet)



Total area: approx. 83.0 sq. metres (893.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.











