



2 Harness Close, Cambridge, CB2 9PS
Guide Price £188,000 Share of Freehold



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A CONTEMPORARY AND STYLISH TWO BEDROOM, END OF TERRACE HOUSE, IDEAL FOR FIRST TIME BUYERS WITH AN OPPORTUNITY TO ACQUIRE A 40% EQUITY SHARE, WHICH CAN BE STEPPED UP TO 100% AND LOCATED WITHIN THIS HIGHLY SOUGHT-AFTER SOUTH-CITY LOCATION.

- Contemporary end-of-terrace house
- Well-equipped kitchen / dining room
- Sitting room with oak flooring
- 2 double bedrooms and luxury bathrooms
- Allocated parking and an enclosed rear garden

Harness Close is part of the award-winning Countryside Homes Novo development located on the southern edge of the city, ideally positioned for Addenbrooke's Medical Campus, science parks and the M11 / A14 all closeby. The scheme is designed around three park areas and Trumpington Meadows is closeby also giving a feeling of excellent outdoor space. The property offers a wonderful opportunity for first time buyers and other buyers alike as a 40% equity share is available, however this can be staircased to a 100% share, either immediately or over a period of time.

The accommodation comprises a spacious and welcoming reception hall with stairs rising to the first floor accommodation, a storage cupboard under, engineered oak flooring and a cloakroom w.c. just off. The sitting room is a well-proportioned room with large picture windows to the front aspect and engineered oak flooring. The kitchen / dining room boasts views over the garden and with its large picture windows and patio doors, the room is bathed in natural light. The kitchen area is fitted with attractive cabinetry, ample fitted working surfaces, with an inset one and a half sink unit with a mixer tap and drainer, an integral ceramic hob, extractor, oven, fridge freezer, dishwasher and space for a washing machine.

Upstairs off the half-galleried landing, there are two double bedrooms, master bedroom with fitted wardrobe and a luxury family bathroom.

Outside there is a small maintenance-free front garden enclosed by hedging with a pathway to the entrance portico. The rear garden is laid mainly to lawn with flower and shrub borders, paved patio, timber shed and a brick-built bike store with gated rear access.

Location

Trumpington is an eagerly sought after residential area under two miles from Cambridge City Centre. Approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Sheldons nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

Tenure

Share of the Freehold interest.

Lease is 99 years with 89 years remaining.

The purchaser can buy this 40% share at £188,000 or 100% at or over £470,000.

Monthly payments:

Rent: £562.14 pcm on the 60% owned by Flagship. This is reviewed annually and based upon the value of the 60% share.

Service Charge: £2.66 pcm. This is reviewed annually.

Buildings insurance: £6.24 pcm. This is reviewed annually.

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

Fixtures and Fittings

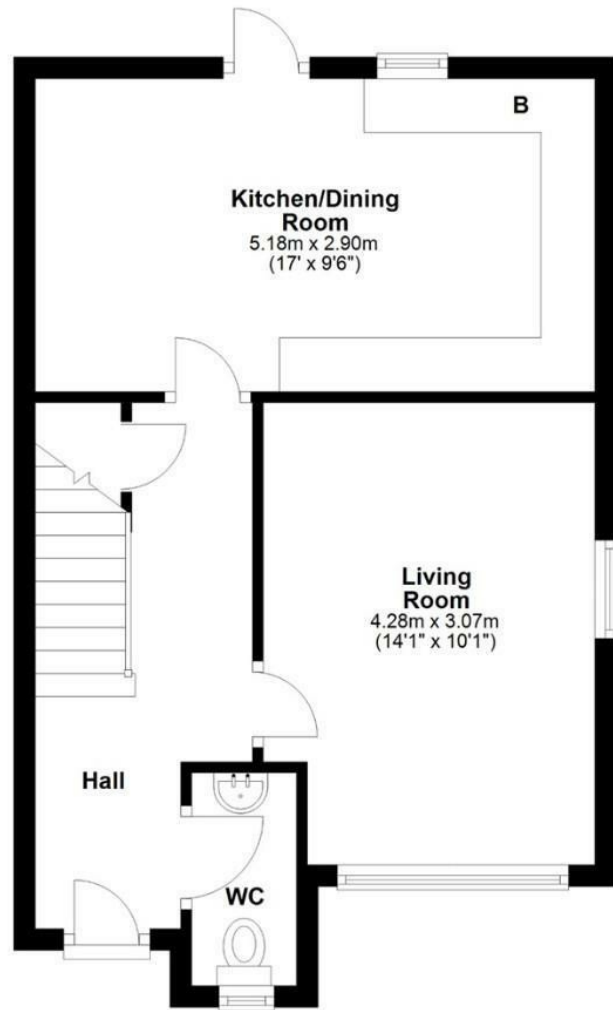
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

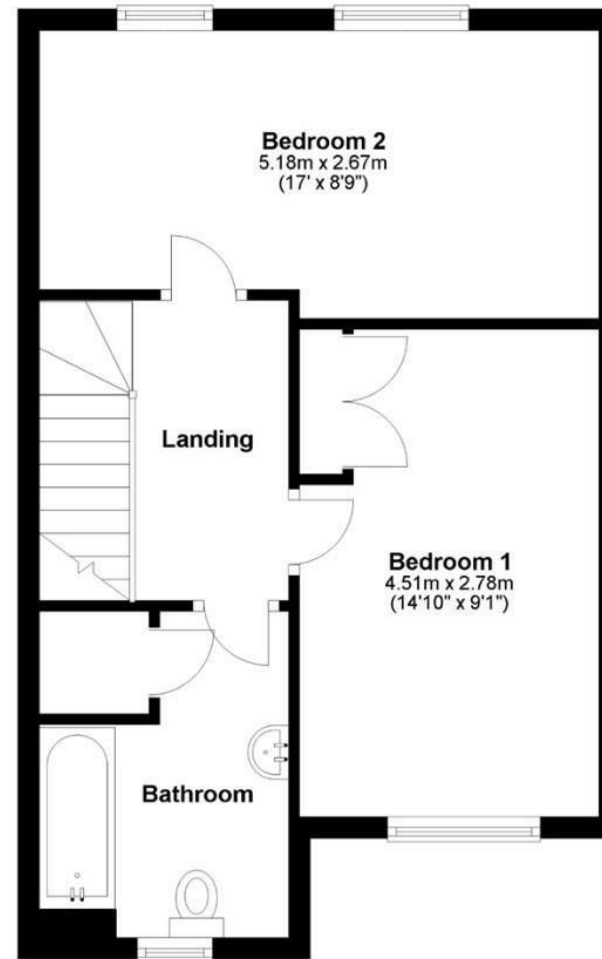
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Ground Floor



First Floor



Approx. gross internal floor area 80 sqm (860 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

