

24 Urwin Gardens, Cambridge, CB2 0AP

Guide Price £375,000 Leasehold

REDMAYNE ARNOLD & HARRIS

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A CONTEMPORARY AND BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT WITH AN ENCLOSED TERRACE, PRIVATE PARKING AND LOCATED WITHIN THIS AWARD-WINNING NINEWELLS DEVELOPMENT JUST A SHORT WALK FROM ADDENBROOKE'S CAMPUS AND CAMBRIDGE CITY CENTRE.

• Ground floor apartment • 2 bedrooms, 2 bathrooms • Built in 2017 • 791.1 sqft / 73.6 sqm • Gas-fired central heating to underfloor • Allocated parking and bike store • EPC - B / 84 • Council tax band - E • Chain free • Convenient for the new South Cambridge Station

The property was constructed in 2017 by the award winning Hills Residential Group with this thoughtfully designed residential area, synonymous with wide tree lined avenues, green spaces and lovely nearby countryside walks plus also boasting a children's play park.

The accommodation comprises a secure telephone entry system, which leads to a bright and spacious communal reception hall with access to the parking area to the rear and to number 24. There is a generous entrance hall with a large fitted storage cupboard, attractive Karndean flooring with heating under. There are two double bedrooms including the master bedroom with fitted wardrobe cupboards and a luxury ensuite shower room. Both the ensuite shower and the family bathroom are fitted with designer Duravit sanitaryware, together with attractive wall and floor tiles, a heated towel rail and underfloor heating. The open-plan kitchen/dining/sitting room boasts a sunny dual aspect with French doors to an enclosed terrace. The kitchen is fitted with contemporary cabinetry, complimented by Silestone working surfaces with inset single sink unit with mixer tap and bevel drainer and a host of integral appliances including an induction hob, oven, extractor hood, microwave, fridge/freezer, dishwasher, washer/dryer plus a cupboard that houses a wall-mounted central heating boiler.

Outside, there is allocated parking plus bin and bicycle storage. there are wonderful communal gardens surrounding the development.

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 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 leasehold interest.

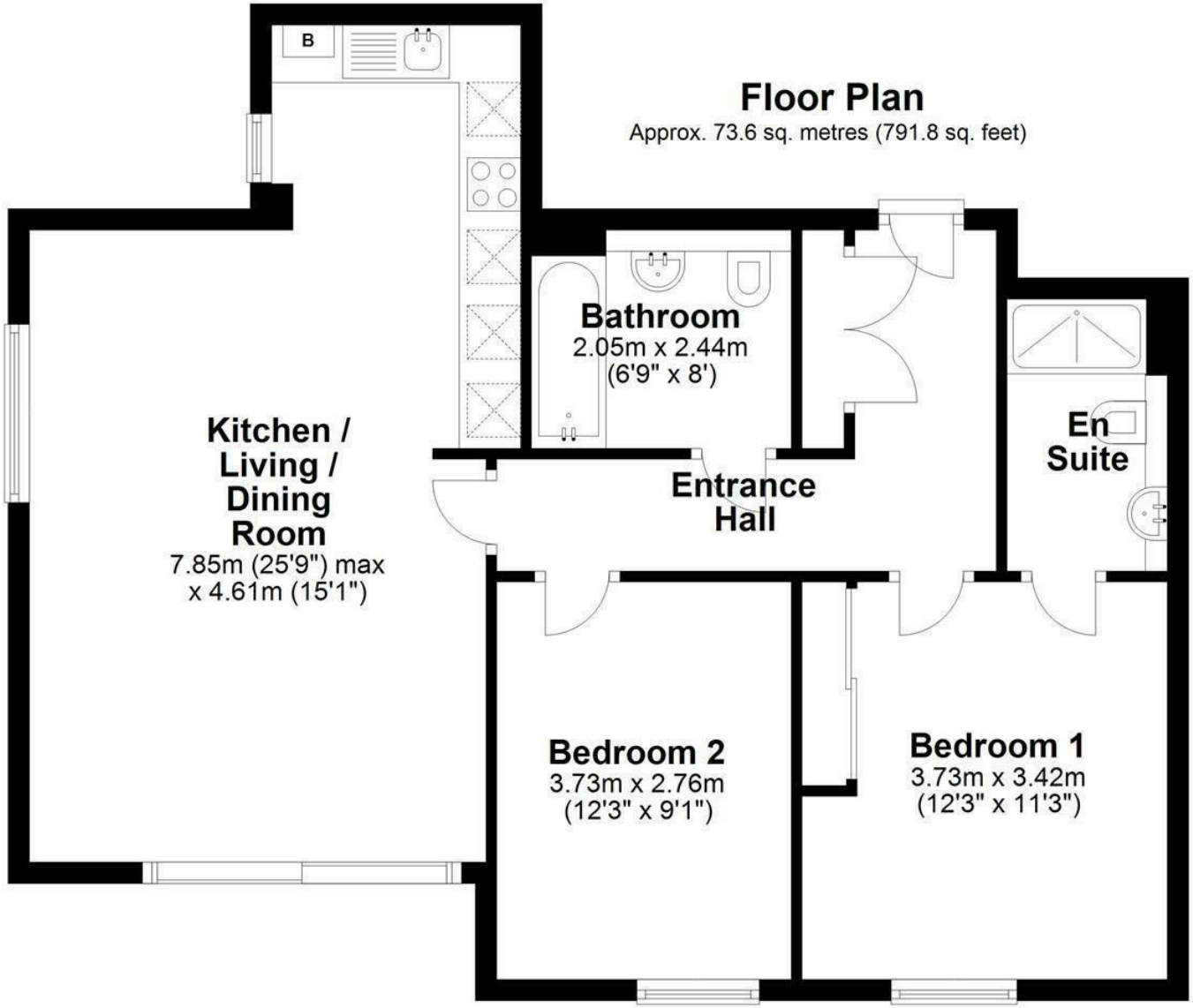
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





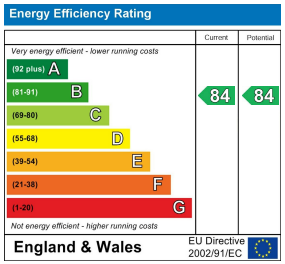
Floor Plan

Approx. 73.6 sq. metres (791.8 sq. feet)



Total area: approx. 73.6 sq. metres (791.8 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.











