



23 Pentlands Court, Cambridge, CB4 1JN  
Guide Price £400,000 Leasehold - Share of Freehold



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**A VERY WELL-APPOINTED, TOP FLOOR, 2-BEDROOM APARTMENT WITH PLEASANT, DIRECT VIEWS OF THE RIVER CAM, SITUATED IN A HIGHLY SOUGHT-AFTER LOCATION A SHORT DISTANCE FROM THE CITY CENTRE. NO ONWARD CHAIN.**

- Superb top (third) floor apartment
- Exceptional north city location
- 2 double bedrooms, 1 bathroom, 1 reception room
- 1960s build
- Double glazing
- 725 sqft / 67 sqm
- Greatly improved accommodation
- Open-plan living space with stylish kitchen
- Residents parking
- Views over the River Cam and Midsummer Common

A well-presented and updated top floor, two-bedroom apartment enjoying attractive views over the River Cam, situated within the popular Pentlands Court development in Cambridge.

This bright and spacious property offers well-balanced accommodation throughout, with a particular highlight being the generous sitting/dining room. Flooded with natural light from the large picture window, the room provides a generous living space with pleasant outlooks over the river and Midsummer Common. The kitchen has been updated and fitted with a range of contemporary stainless-steel units with ample granite work surfaces. Integrated appliances include a fitted oven with a five-ring gas hob and an extractor hood over, a dishwasher and a washing machine, with additional space provided for a fridge/freezer. There are two well-proportioned double bedrooms and a bathroom, which is predominantly tiled and fitted with a panelled bath with a mains shower over, a combined WC and wash basin unit and a heated towel rail.

Externally, Pentlands Court is set within well-maintained communal grounds with residents' parking available. The development is conveniently located for access to Cambridge city centre, local amenities and scenic riverside walks, making it an appealing option for a range of buyers, including professionals, first-time purchasers and investors alike.

#### **Location**

Pentlands Court is conveniently situated in a well-established residential area of Cambridge, offering good access to the city centre, which is a short walk or cycle ride away. A range of local amenities are available nearby, including shops, supermarkets and healthcare facilities, with further extensive shopping and services found in the historic city centre. The property is well placed for access to the A14 and M11, providing connections to London and the wider region. Cambridge North railway station is also within easy reach, offering regular services to London King's Cross and other destinations. The area is served by local bus routes and benefits from nearby green spaces and riverside pathways along the River Cam.

#### **Tenure**

The property is leasehold, with share of freehold held on a term of 999 years from June 1966.

There is a service charge of £1,850 payable per annum. This is reviewed annually and adjusted according to associated costs.

We are advised there is no ground rent payable.

#### **Services**

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

#### **Statutory Authorities**

Cambridge City Council.

Council Tax Band - C

#### **Fixtures and Fittings**

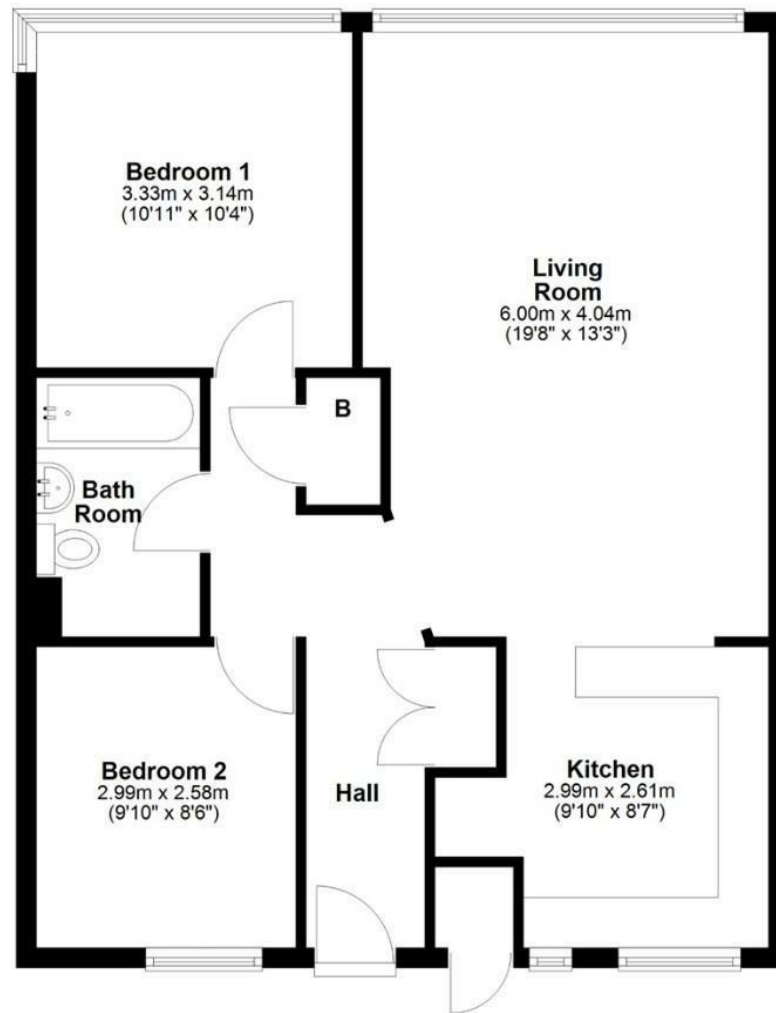
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

#### **Viewing**

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



### Third Floor



Approx. gross internal floor area 67 sqm (725 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

