



22 Longworth Avenue, Chesterton, CB4 1GU
Guide Price £395,000 Leasehold



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**A CONVENIENTLY LOCATED FIRST-FLOOR APARTMENT OF 960 SQFT / 89 SQM,
TUCKED AWAY AT THE END OF A CUL-DE-SAC JUST EAST OF DE FREVILLE,
AVAILABLE WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.**

- 960 sqft / 89 sqm
- 3 bed, 1 recep, 2 bath
- Gas-fired heating to radiators
- Council tax band
- No onward chain
- First-floor apartment
- Allocated parking
- Built in 2003
- EPC – C / 79

This spacious three bedroom, first-floor apartment is situated in a select scheme nestled just between Chesterton's High Street and the River Cam. The property dates from 2003 and has around 103 years remaining on the lease.

The accommodation briefly comprises a spacious living/dining room, which benefits from a dual aspect and double doors opening onto a Juliet balcony. The kitchen has been fitted with a modern range of base and eye-level units and includes various integrated appliances.

There are three well-proportioned bedrooms, two of which include built-in cupboards and the principal bedroom includes an ensuite shower room. The entrance hall has a useful storage cupboard and provides access to a bathroom, which has been fitted with a modern white suite, complemented by attractive tiling.

The property is situated on a no-through road and has allocated parking for one vehicle. Nearby there is a communal green area and children's playpark, ideal for young families.

Location

Longworth Avenue is a cul-de-sac situated in the desirable area of Chesterton, about 1 mile to the north east of Cambridge City centre. The property is within easy reach of the Grafton Centre, the Science Park and the new Cambridge North railway station (which provides regular services to London King's Cross and Liverpool Street stations, as well as Stansted Airport). It is also within the catchment area for Milton Road Primary School, which is Ofsted rated as 'good' and Chesterton Community College, which is rated as 'outstanding'.

The River Cam and Midsummer Common are within easy walking or cycling distance and local facilities include a post office, popular café, general store and large recreation ground with a children's play area. In addition, the nearby Riverside bicycle/footbridge gives easy access across the river to facilities in Newmarket Road including a large supermarket and the Cambridge Retail Park.

Tenure

Leasehold

The lease is 125 years in length with 102 years remaining.

The service charge is £2,784 per annum. This is reviewed annually and adjusted according to associated costs.

The ground rent is £175 per annum and is reviewed each time the property is transferred. This is adjusted at each review through calculations related to the Retail Price Index. Information regarding these calculations can be provided upon request.

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

Fixtures and Fittings

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

Viewing

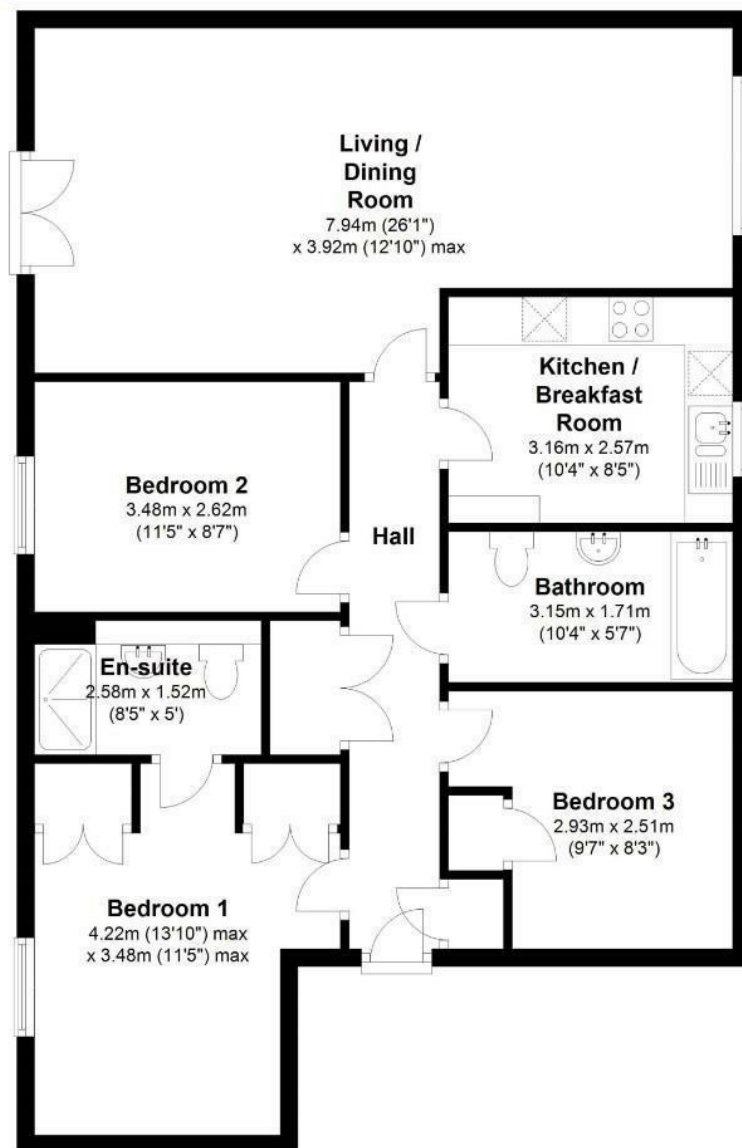
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Floor Plan

Approx. 89.2 sq. metres (960.4 sq. feet)



Total area: approx. 89.2 sq. metres (960.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	81
(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	

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.

