



29 Bailey Mews Auckland Road, Cambridge, CB5 8DR
Guide Price £400,000 Leasehold - Share of Freehold



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A BRIGHT, SHARE OF FREEHOLD, GROUND FLOOR APARTMENT WITH ALLOCATED PARKING AND A SOUTH-FACING COURTYARD GARDEN, SITUATED CLOSE TO MIDSUMMER COMMON AND THE RIVER CAM.

- Ground floor apartment • 2 bedrooms, 1 bathroom, 1 reception room • 625 sqft / 58 sqm • Gas-fired central heating • Allocated parking space • Private courtyard garden • EPC - C / 76 • Built in 1980s • Quiet city Location • Close to Midsummer Common and Jesus Green

No.29 Bailey Mews is a well-proportioned ground floor apartment, situated just off Auckland Road, within easy reach of the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The accommodation briefly comprises a bright open-plan living / dining room, with southerly aspects, and a door leading to a courtyard garden. The kitchen benefits from a dual aspect and is fitted with a modern range of base and eye-level units.

There are 2 bedrooms. Bedroom 1 is particularly spacious and includes two built-in wardrobes and shelving. The bathroom is fitted with a modern white suite, complemented by attractive tiling, a lighted mirror and heated towel rail.

Outside, the private paved courtyard garden is south-facing, offering a degree of privacy, well suited to alfresco dining. This is bordered by mature shrubs and enclosed by brick walls and fencing, with a lockable gate. The development sits within attractive well-kept communal gardens with bike and bin storage areas, and has an allocated freehold parking space.

Location

Bailey Mews enjoys an excellent location at the end of Maids Causeway, nestled between Parsonage Street and Auckland Road, and adjoining Midsummer Common. The scheme consists of 39 flats and 6 townhouses.

The city centre itself, with its wide range of facilities and amenities is within walking or cycling distance and the wide-open spaces of both Midsummer Common and Jesus Green are adjacent.

Tenure

Leasehold with share of freehold

Lease is 150 years from October 2002.

The service charge is £575 per quarter, covering buildings insurance, water rates, communal cleaning and a gardening service. This will be reviewed annually and adjusted according to costs.

No ground rent is payable.

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 /leasehold interest.

Viewing

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



Ground Floor



Approx. gross internal floor area 58 sqm (625 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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		

