



2 Jasmine Court, Cambridge, CB1 8BG
Guide Price £265,000 Leasehold



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01223 323130

**A WELL-PRESENTED MODERN ONE-BEDROOM GROUND FLOOR APARTMENT
BENEFITTING FROM ALLOCATED PARKING AND USE OF COMMUNAL GROUNDS,
LOCATED OFF CHERRY HINTON ROAD.**

- 500 sqft / 47 sqm • Ground floor apartment • Built in 1993 • 1 bed, 1 reception, 1 bath • Communal grounds • Allocated parking • Electric under floor heating (Zoned) • Double glazed windows • Council tax band - C • EPC – E / 48

2 Jasmine Court is a well-presented ground floor apartment within an apartment block, which was built in 1993. The property is conveniently placed for easy access to Addenbrooke's Hospital and The Biomedical Campus, a selection of good local amenities and good public transfer links.

The apartment is accessed from a covered walkway and has a useful entrance hall with an airing cupboard, a light and open plan kitchen/sitting/dining room with a good range of integral appliances including a dishwasher, oven, ceramic hob and extractor fan and space for a freestanding washing machine. The bedroom is a spacious room about 12'8" x 9'11" and there is a well-fitted bathroom with a power shower over the bath. The property has a digitally controlled electric underfloor heating system and UPVC double-glazed windows throughout.

Outside, there are mature communal gardens and allocated and visitor parking spaces.

Location

Jasmine Court is situated just off Cherry Hinton Road to the south of the Perne Road roundabout. There are excellent local facilities including a Co-op supermarket and local shopping on Wulfstan Way. The property is well located for Cambridge railway station (1.25 miles), the City centre (2 miles) and Addenbrooke's Hospital/Biomedical Campus (1.5 miles).

Tenure

Leasehold

Lease is 999 years with 967 years remaining

Service charge – £2502.34 per annum including buildings insurance, water and sewerage of the property and the maintenance and power to the communal areas, and to the roof and walls of the building. This is reviewed annually and adjusted according to associated costs.

We are informed that there is no ground rent.

Consent required for pets. Written consent to be obtained for 'internal or external alterations or additions to the premises'.

Services

Main services connected include: water, electricity and mains drainage. There is no gas connection to the property.

The apartment has fibre broadband connected.

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

Fixtures and Fittings

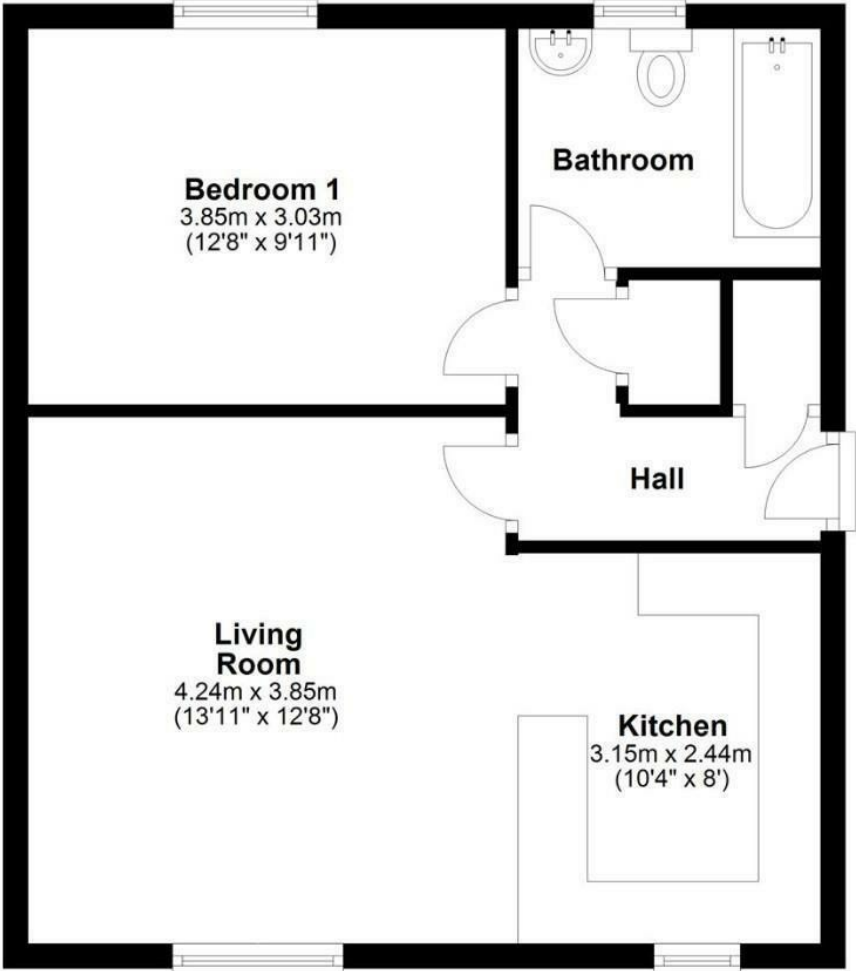
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

Viewing

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



Ground Floor



Approx. gross internal floor area 47 sqm (500 sqft)

