5 Pentlands Court, Cambridge, CB4 1JN

Guide Price £350,000 Leasehold - Share of Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 323130

A MODERN, BRIGHT AND SPACIOUS, 2-BEDROOM GROUND FLOOR APARTMENT SITUATED A STONE'S THROW FROM THE RIVER CAM, A SHORT DISTANCE FROM THE CITY CENTRE. NO ONWARD CHAIN.

- 1960's ground floor apartment
- Well-appointed, updated accommodation
- Open-plan living space, separate kitchen
- Residents parking
- Gas-fired heating to radiators
- 700 sqft / 65 sqm
- 2 double bedrooms
- Generous three-piece bathroom
- Double glazing
- Exceptional north city location

A well-presented ground floor apartment offering spacious and updated accommodation including 2 double bedrooms, occupying a tremendous location in the popular Pentlands Court development, a stone's throw from the River Cam.

The entrance hall leading to all of the principal rooms. includes a double storage cupboard, perfect for coats and shoes, and a further storage cupboard housing the combination boiler. The living/dining room is generous in size and has an abundance of light provided by a large window, which spans the full width of the room. A separate, well-appointed kitchen has a tiled floor and a range of fitted units with wooden work surfaces. There is an integrated electric oven with a gas hob, an extractor hood over, stainless splashback, and spaces for further appliances.

There are two double bedrooms and a stylish bathroom, which is mainly tiled and fitted with a three-piece suite including a bath with a shower over, a wall-hung wash basin with drawer, a WC with a concealed cistern and a heated towel rail.

The property has access to landscaped communal gardens, a communal parking area and a secure bike store. The property comes with parking permit permissions for the whole of the De Freville area.

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.

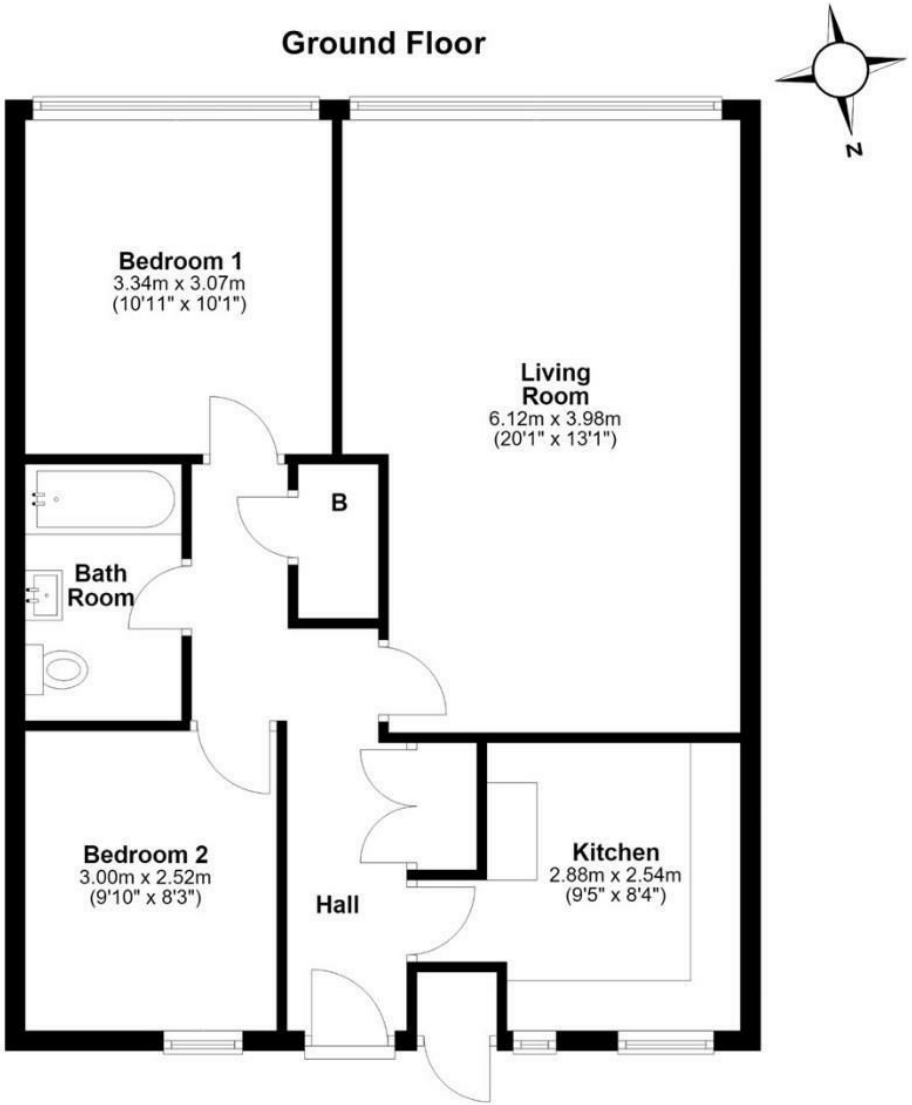
Services
Main services connected include: water, gas, electricity and mains drainage.

Statutory Authorities
Cambridge City Council.
Council Tax Band -

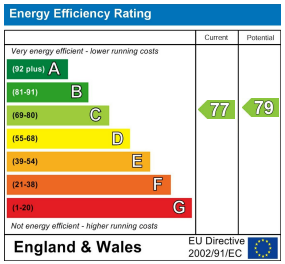
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

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

Ground Floor



Approx. gross internal floor area 65 sqm (700 sqft)



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.