

Flat 4, William Morris House, 193 Huntingdon Road, Cambridge, CB3 0DL

Guide Price £625,000 Leasehold

REDMAYNE ARNOLD & HARRIS

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A SIZEABLE DUPLEX APARTMENT PROVIDING IMPRESSIVE ACCOMMODATION MEASURING 1562 SQ. FT IN TOTAL, FORMING AN EXECUTIVE DEVELOPMENT ON HUNTINGDON ROAD, WITH EXTENSIVE COMMUNAL GARDENS AND PARKING. CHAIN FREE SALE.

- 1562 sqft / 145 sqm
- Located on the first floor
- Allocated parking space
- EPC - B / 81
- Light and airy accommodation with bespoke high-end fittings
- 2 bedrooms, 1 reception, 2.5 bathrooms
- Excellent storage solutions
- No onward chain
- Council tax band - E
- Prestigious development with extensive communal grounds

Flat 4 William Morris House is located on the first floor of the prestigious development, built by Hill Residential in 2005. The property is located close to the city centre and provides extensive manicured grounds and allocated off-road parking. The apartment is set back from the road behind landscaped frontage and has full use of beautiful gardens located to the rear of the building. A large and impressive communal reception hall with sweeping staircase leads to this fantastic first floor duplex apartment.

The ground floor accommodation comprises a spacious entrance hall with WC off. A well-equipped kitchen/breakfast room benefits from extensive storage and luxurious fittings including marble working surfaces and a full range of integrated appliances. A 32' x 17'5" dual-aspect living/dining room benefits from a high degree of natural light and tall ceiling heights. There is ample space for a working from home set up.

Upstairs, a spacious landing area has a large built-in storage cupboard and leads to two generous en-suite bedrooms with built-in wardrobe space.

Outside, the apartment block is set well back from the road behind a mature hedgerow, trees, and wrought iron gates. There is a block paved car park with an allocated space and further spaces available for visitors. The delightful, landscaped rear garden is substantial in size and predominantly laid to lawn, with an abundance of mature trees. It enjoys a southerly aspect and includes a paved seating area with surrounding beds. There is an internal storeroom with each flat having its own allocated caged storage.

Location
Huntingdon Road is situated to the north of the city within easy walking or cycling distance of the centre and many of the facilities offered by the University. There is excellent schooling for all age groups within the area and within walking / cycling distance of the well-regarded Independent Prep schools of St John's College and King's College. The University of Cambridge Primary School is close by in Eddington and also within the catchment area for Mayfield Primary and the Ofsted rated 'Outstanding' Chesterton Community College, which also provides sports facilities for the public.

A Sainsburys supermarket can be found in Eddington whilst others shops can be found on nearby Histon Road. Road links to both the A14 and M11 are also superb, making this property ideal for any commuter into the cities of London or Birmingham. Rail travel is also available via the Cambridge North Station, which is a mere fifteen-minute cycle away.

Tenure
Leasehold.
The lease is 999 years with 979 years remaining.
The Service Charge is £4600 per annum. This is reviewed annually and adjusted according to associated costs.
There is no Ground Rent.

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

Statutory Authorities
Cambridge City Council
Council tax band-E

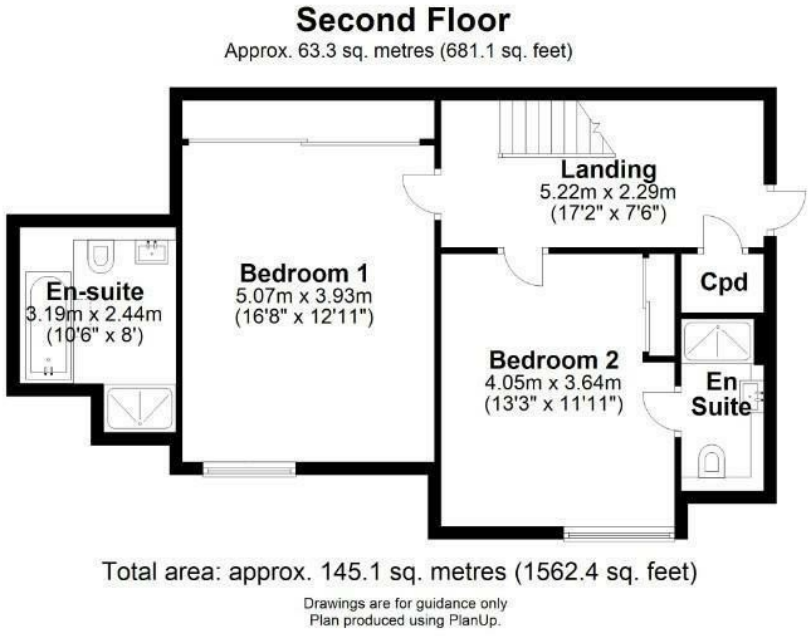
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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



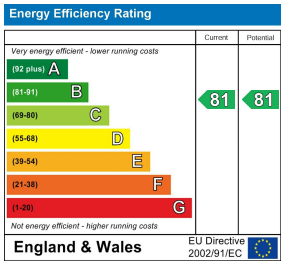






Total area: approx. 145.1 sq. metres (1562.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



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.











