



5 Codon Court, Cambridge, CB4 1QA
Guide Price £365,000 Leasehold - Share of Freehold



rah.co.uk
01223 323130

A BRIGHT AND RENOVATED TOP-FLOOR SHARE-OF-FREEHOLD APARTMENT OF 748 SQFT / 69 SQM, ENJOYING LARGELY SOUTHERLY ASPECTS AND A QUIET, NEAR CENTRAL CITY LOCATION, FOR SALE WITH NO ONWARD CHAIN.

- 748 sqft / 69 sqm
- Share of freehold
- Residents parking area
- 1960s
- EPC – C / 70
- Top-floor apartment
- 2 bed, 1 recep, 1.5 bath
- Gas-fired heating to radiators
- Council tax band - C
- Chain Free

This two bedroom, top-floor apartment has been exceptionally well cared for and has been completely renovated since it was purchased just over seven years ago. The apartment is accessed via a stairwell and faces south onto communal gardens set back nicely from Union Lane behind a row of trees, which provide additional privacy.

The entrance hall has space for coats and footwear and a generous walk-in storage cupboard. The kitchen has been fitted with a contemporary range of base and eye-level units, has various integrated appliances, and is finished with Quartz worktops and tiled splashbacks. Adjoining the kitchen is a dining area, which in turn leads to a bright living room, benefitting from a feature fireplace, contrasted by floor-to-ceiling panelling.

There are two double bedrooms, both with built-in cupboards. Completing the accommodation is a refitted bathroom and separate W.C, fitted with modern suites and the bathroom is finished with attractive tiling.

Outside, there is a parking area for the six apartments of the block. There are well stocked communal gardens fronting onto Union Lane.

Location

Codon Court is a share of freehold block of just 6 apartments, conveniently situated off Union Lane, between Milton Road and Chesterton High Street, just north of the river.

It is well placed for access to the city centre, the A14 and onward to the M11. In addition, Cambridge North Railway station is situated at the top of Milton Road and there is a range of good shopping facilities and bus services on Chesterton High Street and is only a short bike ride into the historic centre via the attractive cycle path along the river Cam..

The property is in the catchment area for Milton Road Primary School and Chesterton Community College.

Tenure

Leasehold with share of freehold.

Lease is 999 years with 991 years remaining.

Service Charge of £1200 per annum. This is reviewed annually and adjusted according to associated costs.

Ground Rent - The vendor informs us that there is no Ground Rent payable.

Services

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

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 freehold interest.

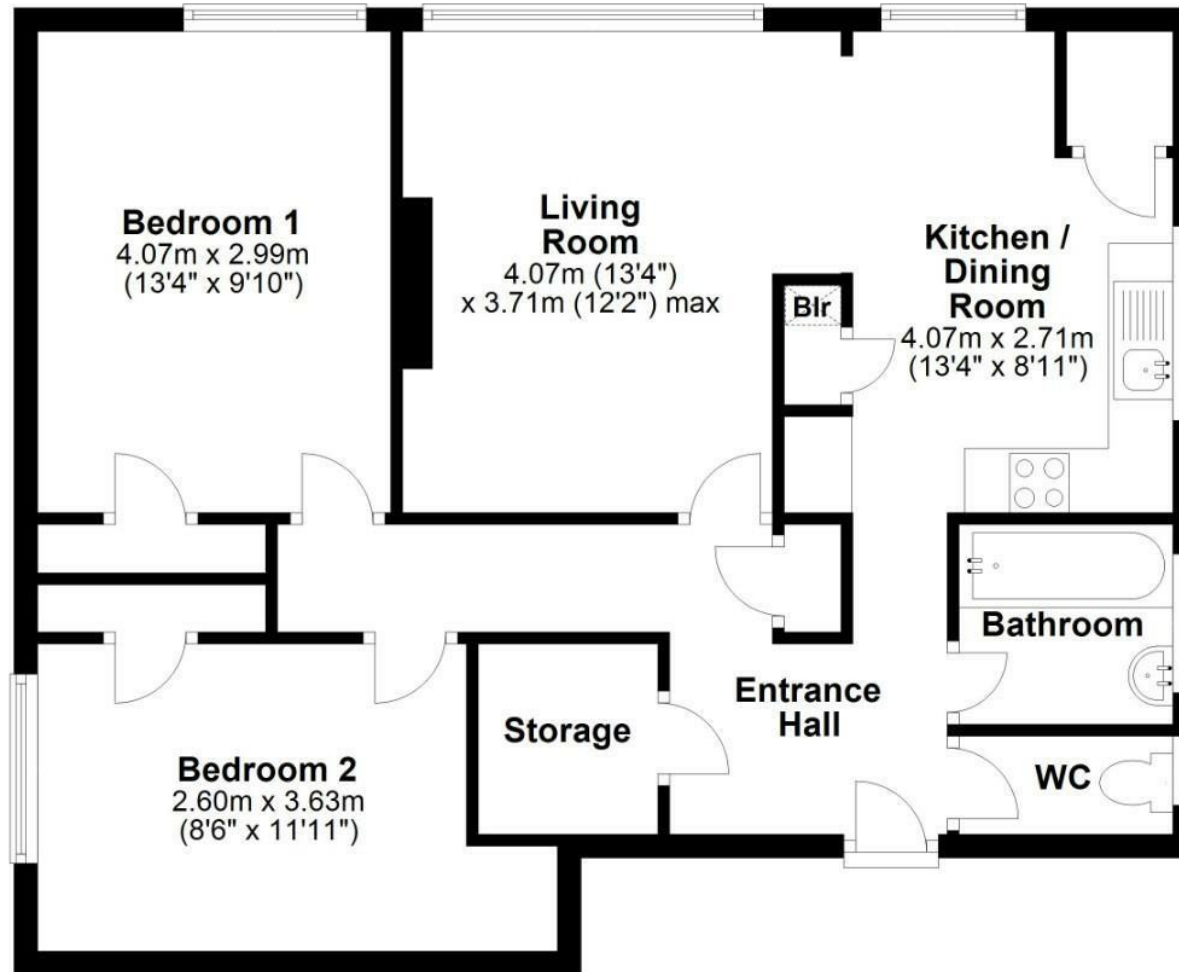
Viewing

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



Floor Plan

Approx. 69.5 sq. metres (748.3 sq. feet)



Total area: approx. 69.5 sq. metres (748.3 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		

