



37 College Fields, Cambridge, CB4 1YZ
Guide Price £300,000 Leasehold



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**AN EXCELLENT OPPORTUNITY TO ACQUIRE A 2-BEDROOM, FIRST FLOOR MAISONETTE
BENEFITTING FROM STYLISH AND SPACIOUS ACCOMMODATION WITH AN ABUNDANCE OF
LIGHT. THE PROPERTY OCCUPIES A PLEASANT LOCATION OVERLOOKING A GREEN SPACE TO
THE NORTH OF THE CITY CENTRE AND IS BEING SOLD WITH NO ONWARD CHAIN.**

- Superb first floor maisonette
- Highly spacious and light accommodation
- 2 double bedrooms and modern bathroom
- No onward chain
- Allocated parking spaces
- Built in 1995
- Convenient and pleasant north city location
- Gas-fired heating to radiators
- Pleasant communal grounds
- Well-proportioned living room, stylish refitted kitchen

37 College Fields is a very impressive maisonette offering very well-proportioned accommodation, which has been subject to stylish refurbishment in recent years. The property occupies the first (top) floor of a purpose-built building, overlooking a well-tended green space, and is accessed via its own entrance on the ground floor.

The entrance lobby has stairs to the first floor landing, which has a storage cupboard, a hatch to the loft space and access to all rooms. Stylishly refitted, the kitchen/dining room has windows to two aspects, a range of grey fitted units with white worktops, tiled splashbacks, an integrated fridge/freezer, a double oven with a ceramic hob and an extractor hood over, plumbing for a washing machine and a dishwasher, and a wall-mounted combination boiler. Within the room, there is a useful storage cupboard and a corner space, which is well-suited for use as a study area. The remainder of the accommodation comprises a generous living room, two double bedrooms and a well-appointed bathroom with three-piece suite including a panelled bath with a shower over, a pedestal wash basin, a low-level WC and a heated towel rail.

Outside, the property has two allocated parking spaces and access to a secure, communal bike store. There is a very pleasant and sizeable communal garden to the rear, which is mainly lawned and features mature trees. The property is being sold with the benefit of no onward chain.

Location

College Fields is located off Woodhead Drive, which, in turn, is off Milton Road. The area is very popular for those looking to be within easy reach of the city centre and north-city facilities, including the Science Park and Cambridge North railway station, with services into London King's Cross. It has its own excellent local shopping area including a Co-op supermarket with two large Tesco superstores nearby, off Newmarket Road or in Milton village. The river is about a mile's walk through old Chesterton with the neighbouring open spaces of Stourbridge and Midsummer Commons. There are also regular bus services to the centre of Cambridge and Ely.

Tenure

The tenure of the property is leasehold, held on a term of 125 years from December 1995.

Service charge: £1,400 per annum. This is reviewed annually and adjusted according to associated costs.

Ground rent: £200 per annum. The vendor informs us that this is not reviewed and that it will not increase.

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - D

Fixtures and Fittings

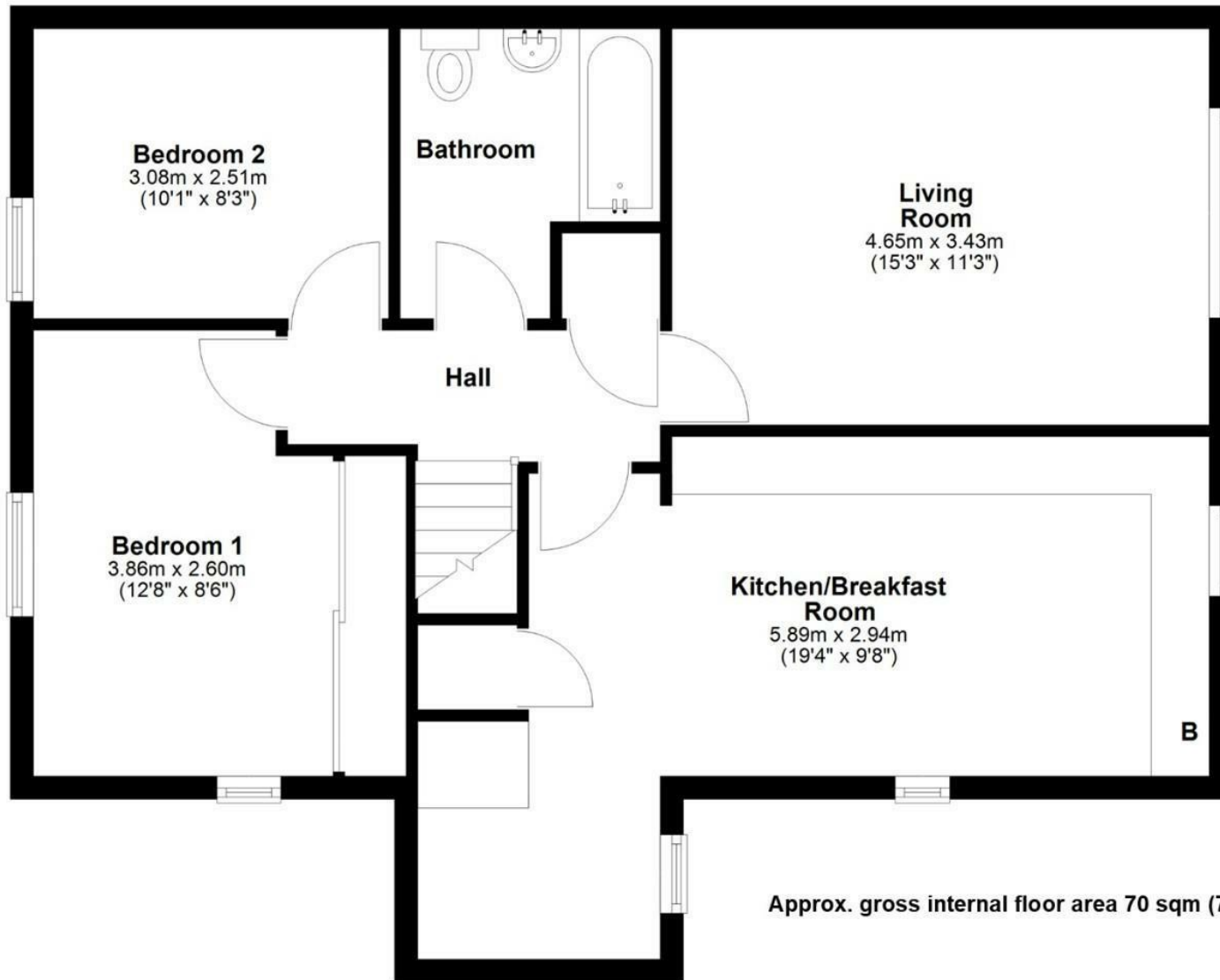
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

Viewing

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



First Floor



Approx. gross internal floor area 70 sqm (750 sqft)

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

