



49 Pearl Close, Cambridge, CB4 1QD
Guide Price £375,000 Leasehold



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A BRIGHT GROUND-FLOOR APARTMENT WITH ALLOCATED PARKING AND A PRIVATE GARDEN, ENJOYING A QUIET, NEAR CENTRAL CITY LOCATION, JUST OVER A MILE FROM CAMBRIDGE NORTH STATION AND THE CITY CENTRE.

- 700 sqft / 65 sqm
- 2 bed, 1 bath, 1 recep
- Leasehold - 130 years remaining
- Built in 2005
- EPC – C / 74
- Ground-floor apartment
- Allocated parking
- Electric heating to radiators
- Council tax band - B

This delightful ground-floor apartment forms part of Pearl Close, a most popular development built in 2005, situated in a pleasant cul-de-sac just off Union Lane. The main live space benefits from southerly aspects and has been well cared for by the vendors since it was purchased in 2012

The accommodation briefly comprises an entrance hall with two useful built-in cupboards. There is a light and airy kitchen/living room benefitting from a dual aspect and a set of French doors opening onto the garden. The kitchen has been fitted with a range of base and eye-level units and includes various integrated appliances.

There are two bedrooms, the main bedroom including a built-in wardrobe. The bathroom has been fitted with a white suite comprising a low-level W.C, pedestal wash hand basin and a panelled bath with shower over, complemented by part tiled walls.

In the external hallway, next to the apartment's entrance door, is a large storage cupboard, which is certainly a wonderful asset as many modern apartments lack storage space.

Outside, the property benefits from an allocated parking space (bay 49) and a locked bike store, which the property shares with others in the block. The building is set in well-maintained communal gardens. There is a secure communal entrance. The property itself has a private garden enclosed by railings and hedging.

Location

Pearl Close is conveniently situated about 1.25 miles to the north of the city centre approached via Chesterton High Street and Union Lane. The river, Stourbridge Common and Midsummer Common are all within easy reach and a variety of shops and other facilities are at hand including local shopping on the High Street in Chesterton. The property is well placed for access to Cambridge North railway station and the Science Park.

Tenure

Leasehold.

Lease is 150 years with 130 years remaining.

Service Charge is £1700.00 per annum. This is reviewed annually and adjusted according to associated costs.

Ground Rent is £361.00 per annum. This is reviewed every 10 years and is adjusted in line with the Retail Price Index. The next review is due in 2035.

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - B

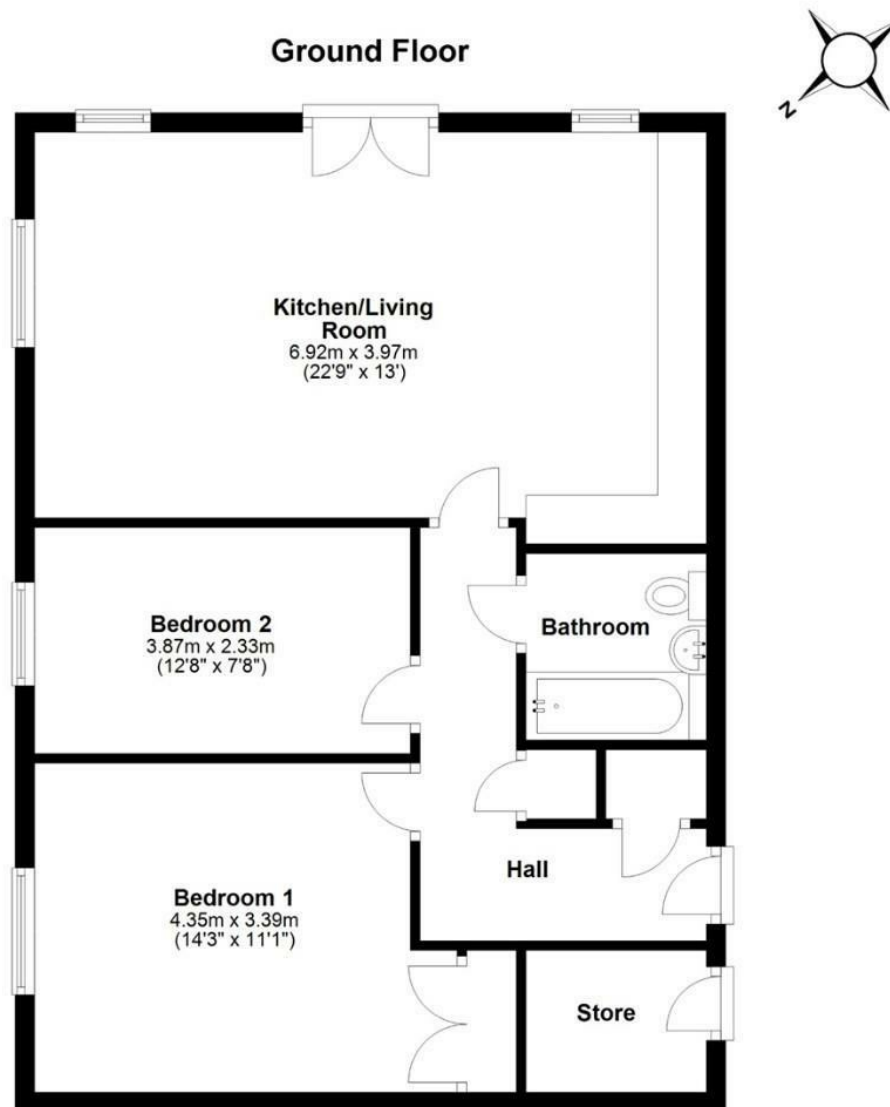
Fixtures and Fittings

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.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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

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.

