



4 Australia Court, Cambridge, CB3 0JA
Guide Price £350,000 Share of Freehold



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A BRIGHT AND WELL CARED FOR SHARE OF FREEHOLD APARTMENT WITH A GARAGE, SURROUNDED BY WELL-TENDED COMMUNAL GARDENS AND OFFERING VIEWS OVER TRINITY HALL SPORTS GROUND, FOR SALE WITH NO CHAIN.

- Bright first-floor apartment • Garage en-bloc • No onward chain • Share of freehold • Established and friendly development • 2 double bedrooms

This 2-bedroom apartment enjoys a pleasant position in this select and friendly development situated just off Huntingdon Road. No.4 is situated on the first-floor, benefits from southerly aspects and views over Trinity Hall Sports Ground. The kitchen has been fitted with a modern range of units and has various freestanding appliances included within the sale.

There are 2 double bedrooms, 1 includes built-in cupboard. The bathroom has been fitted with a white suite comprising a low-level WC, wash hand basin and a panelled bath with shower over.

Outside, the property is surrounded by exceptionally well kept communal gardens, mainly lawned with mature stocked borders and an array of flower-beds. There is a bike shed, residents' parking on a first-come, first-served basis, and a garage (No.4) located in a nearby block.

Location

Australia Court is on the corner of Huntingdon Road and Oxford Road and forms part of an established residential area situated approximately 1 mile north west of Cambridge City centre via Castle Hill. There is local shopping a short walk away and a recreation ground on Histon Road. The City can be easily reached on foot, by bicycle or by bus and good road links are close by.

Tenure

The property has a share of the freehold interest and there are approximately 976 years remaining on the lease with a previous annual service charge of approximately £1500 per annum.

Managing agents – Australia Court Limited

Services

All mains services connected

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 leasehold interest.

Viewing

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



First Floor



Approx. gross internal floor area 58 sqm (625 sqft)

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		EU Directive 2002/91/EC

