



Mulgrave Court, Mowbray Road, Cambridge, CB1 7DP
Guide Price £400,000 Leasehold - Share of Freehold



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**A MODERN AND WELL-PROPORTIONED GROUND-FLOOR APARTMENT WITH
ALLOCATED PARKING AND A WEST-FACING PATIO, SET IN WELL-MANICURED
COMMUNAL GARDENS IN THIS SELECT SCHEME AND AVAILABLE WITH NO CHAIN.**

- 89.8 sqm / 966.1 sqft
- Private patio and communal gardens
- Gas-fired heating to radiators
- EPC - C / 77
- Ground-floor apartment
- Allocated parking
- Built in 2001
- Council tax band - E

No.2 Mulgrave Court forms part of this exclusive development of just ten apartments arranged over three floors. Built in 2001 by Berkley Homes, this ground-floor apartment has been incredibly well cared for and benefits from a private patio, which leads onto the exceptionally well-tended communal gardens.

The accommodation briefly comprises a generous entrance hall with two useful built-in storage cupboards. There is a bright sitting/dining room, which benefits from a dual aspect and has French doors opening onto a private west-facing patio. The kitchen has been fitted with a modern range of base and eye-level units, includes various appliances and is finished with attractive tiling and inset spotlights.

There are two bedrooms, the master bedroom including an ensuite shower room. The bathroom has been fitted with a modern white suite and includes a heated towel rail and a shower over the bath. A separate shower room incorporating a walk-in shower, basin with a vanity unit and a w.c, is located off the hallway and completes the accommodation.

Outside, private communal gardens are mainly laid to lawn with a variety of mature shrubs and trees set to borders. There is secure parking available for residents, bicycle storage and visitors parking also available.

Location

Mulgrave Court is situated on Mowbray Road about 1.5 miles to the south of the city centre and is extremely well placed for access to Addenbrooke's Hospital/Cambridge Biomedical Campus and a mainline railway station with services to London's King's Cross and Liverpool Street in about 52 and 68 minutes respectively.

Tenure

Leasehold with share of freehold.

Lease is 999 years in length with 975 years remaining.

Service Charge is £3092 per annum. This is reviewed annually and adjusted according to associated costs.

There is no Ground Rent on the property.

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band -

Fixtures and Fittings

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

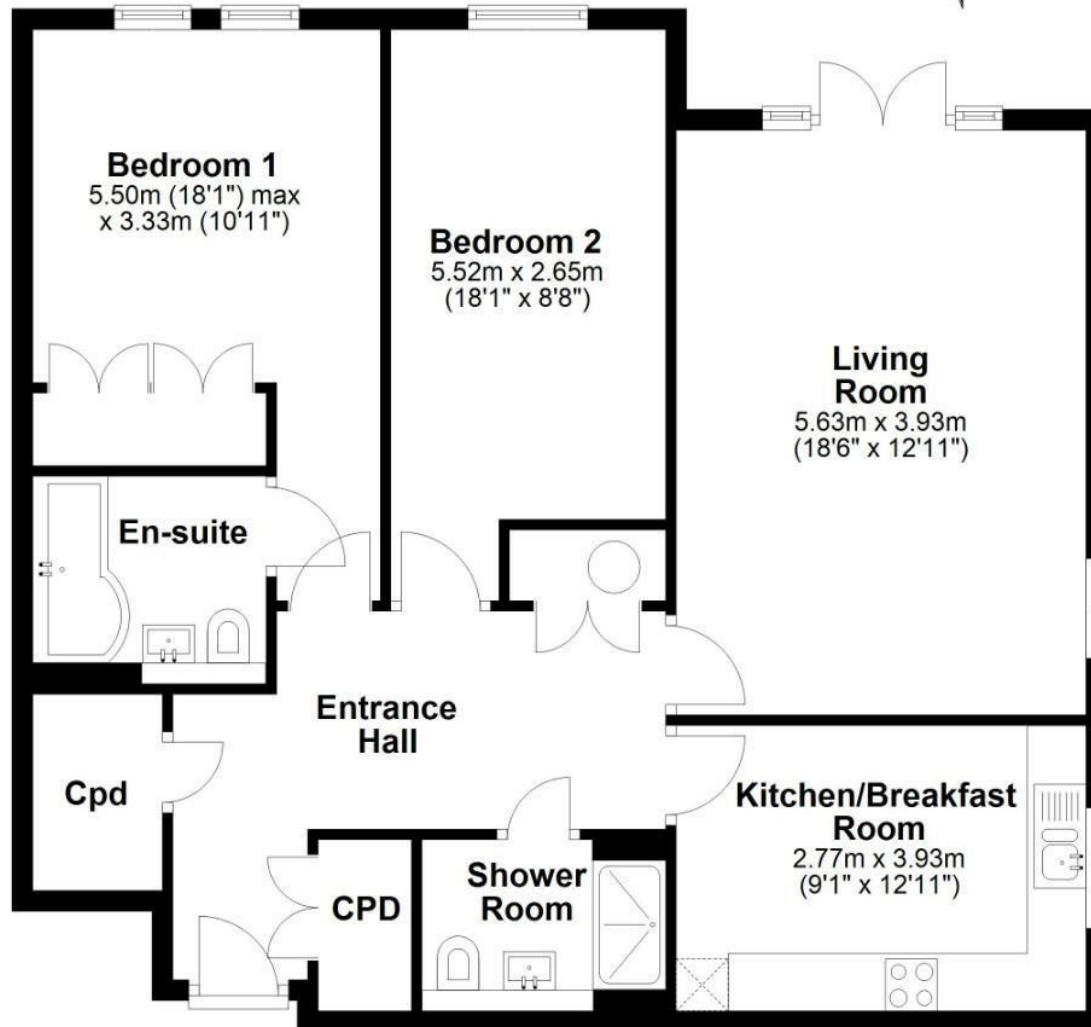
Viewing

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



Floor Plan

Approx. 89.8 sq. metres (966.1 sq. feet)



Total area: approx. 89.8 sq. metres (966.1 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	77	79
(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

