



45 Aberdeen Avenue, Cambridge, CB2 8DL
Guide Price £1,750,000 Freehold



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01223 323130

A SUBSTANTIAL 4-STOREY MODERN TOWNHOUSE PROVIDING SECURE GATED PARKING FOR 3 VEHICLES AND 2650 SQFT OF EXCEPTIONALLY DESIGNED ACCOMMODATION, IMPROVED BY A RELOCATED FIRST-FLOOR KITCHEN ADJACENT TO A LARGE ROOF TERRACE. LOCATED WITHIN THE AWARD WINNING ACCORDIA DEVELOPMENT, OFF BROOKLANDS AVENUE.

- 246 sqm / 2650 sqft excluding roof terraces
- 4 bedrooms, 3 reception areas, 3.5 bathrooms
- Underfloor heating throughout all floors
- Electric vehicle (EV) charging point
- Large secure covered parking area providing parking for 3 vehicles
- End of terrace, modern townhouse (built in 2008)
- 2 roof terraces, 1 balcony
- Remodelled and relocated kitchen to first-floor
- EPC - C / 79
- RIBA sterling prize winning development in central Cambridge

This impressive end of terrace townhouse occupies a near central location within this prestigious city development offering established green surroundings and extensive communal spaces for residents and guests. Outstanding independent schools, the outstanding Hills Road Sixth Form College, Cambridge Botanic Gardens and Cambridge Station are all within easy reach.

This contemporary family home extends to 2,650 sqft over four light-filled floors with two large roof terraces (east and west facing aspects) and a balcony. The ground and first floor levels have been significantly altered and improved with extensive works carried out to relocate the kitchen to the impressive open-plan principal living area and create a family room on the ground floor level. This creative project has added a tasteful interior finish as well as an improved practical layout, which is perfect for entertaining and day-to-day family living.

In a little more detail, the accommodation comprises a reception hall, which provides useful built-in storage leading to a large family room/home working space with a floor to ceiling, full-width window overlooking the front aspect, utility room and WC.

A triple aspect, open plan living/dining/kitchen room spans the whole of the first floor and provides access and views to the principal roof terrace (8m x 6m). An impressive kitchen by renowned local designer Tomas Kitchen Living, is well-equipped and was relocated and fitted in 2012. There is an extensive range of bespoke cabinetry and shelving with a full range of integrated appliances, granite and solid wood working surfaces and a central island with additional storage solutions, seating and an inset induction hob with built-in extractor.

The second-floor landing provides a study space and leads to a guest suite with access to a balcony, two further double bedrooms and a family bathroom suite.

The principal bedroom suite spans the whole of the third floor and comprises a private, west-facing roof terrace, bathroom with a separate shower cubicle and a fully fitted walk-in dressing room. The third floor landing provides ample space for a gym/craft area.

Outside, there is a large, covered parking/storage area accessed via electronically operated gates. There is parking for three vehicles within this secure space and a side pedestrian gate for easy cycle egress.

Agent's Notes

There is an annual charge made payable to Accordia Gates Ltd, for the management of the shared access gates to the rear car parking area. This is reviewed annually and adjusted according to associated costs and therefore may be adjusted up or down (typically £350-£550 per annum).

Location

Aberdeen Avenue is located to the south side of Brooklands Avenue and forms part of the prestigious 'Accordia' development, which remains the only residential development to date to have won the RIBA Stirling Prize, the UK's most coveted architecture award. It delivers contemporary, sustainable living with landscaped open spaces, which have been adopted by the local authority.

Aberdeen Avenue is within walking distance of the train station, Cambridge University Botanical Gardens and some 1.25 miles from the historical city centre. There are a range of local shops and supermarkets within walking distance. The city offers excellent shopping facilities including a busy market square and the highly regarded Grand Arcade shopping mall. Also nearby is the Cambridge Leisure Centre, which includes a multi-screen cinema, bowling complex and a range of restaurants and mini supermarkets.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas, mains drainage and 2gb fibre optic broadband.



Statutory Authorities

Cambridge City Council.
Council Tax Band - G

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 246 sqm (2650 sqft) excluding Parking area and roof terraces

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	79	81
	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.









