



125 Lawrence Weaver Road, Cambridge, CB3 0GX  
Offers In Excess Of £375,000 Leasehold



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**A VERY WELL-APPOINTED AND RECENTLY CONSTRUCTED GROUND FLOOR APARTMENT OFFERING SPACIOUS AND LIGHT ACCOMMODATION INCLUDING TWO DOUBLE BEDROOMS AND A PLEASANT BALCONY/TERRACE, IN A HIGHLY CONVENIENT LOCATION TO THE NORTHWEST OF THE CITY CENTRE.**

- Ground floor, purpose-built apartment
- 60 sqm / 645 sqft
- Allocated parking space plus spaces for visitors
- Gas central heating to radiators
- Council tax band - D
- 2 double bedrooms, 2 bathrooms, 2 receptions
- Built in 2019
- Highly convenient northwest city location
- EPC Rating - B / 84
- 20 years left on warranty by Barratt Homes

This superb apartment was constructed in 2019 and offers well-proportioned, stylish accommodation, which is bright and airy throughout. The property occupies the ground floor of a purpose-built block set in pleasant grounds located within easy reach of the city centre and a range of amenities.

Accessed via a secure communal lobby, the entrance hall has a storage cupboard and provides access to the principal rooms. The spacious, open plan living space is subdivided into three main areas: sitting room, dining room and kitchen, the latter featuring a range of fitted units, integrated appliances including an electric oven with a gas hob and an extractor chimney over, fridge/freezer, dishwasher and a utility cupboard housing the boiler and providing plumbing for a washing machine. Off the dining area, a large, glazed door provides access to a very pleasant balcony/terrace, which overlooks the garden area and is ideal for al fresco dining. There are two double bedrooms, both of which have fitted wardrobes, with the master bedroom benefitting from an ensuite shower room. The main bathroom is partly tiled and includes a paneled bath with mains shower over, wash basin and a low-level WC.

Outside, the apartment benefits from an allocated parking space, with further spaces provided for visitors.

The property is being sold with the benefit of no onward chain.

#### **Location**

Lawrence Weaver Road is an outstanding development situated on Huntingdon Road about 2 miles from the city centre. There is a Sainsbury's superstore nearby in Eddington and local shopping on Thornton Road and Histon Road, with state and independent schooling for all age groups available in the city. The city centre can be easily approached either on foot or by bicycle. Bus stops both in and out of the centre are close by on Huntingdon Road.

#### **Agent's Note**

There is 20 years left on an extended 25 year warranty by Barratt Homes.

#### **Tenure**

Share of freehold

The lease is 999 years with approximately 992 years remaining.

The Service Charge is £1,200 per annum. This is reviewed annually and adjusted according to associated costs.

We understand that there is no Ground Rent payable.

#### **Services**

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

#### **Statutory Authorities**

Cambridge City Council.

Council Tax Band - D

#### **Fixtures and Fittings**

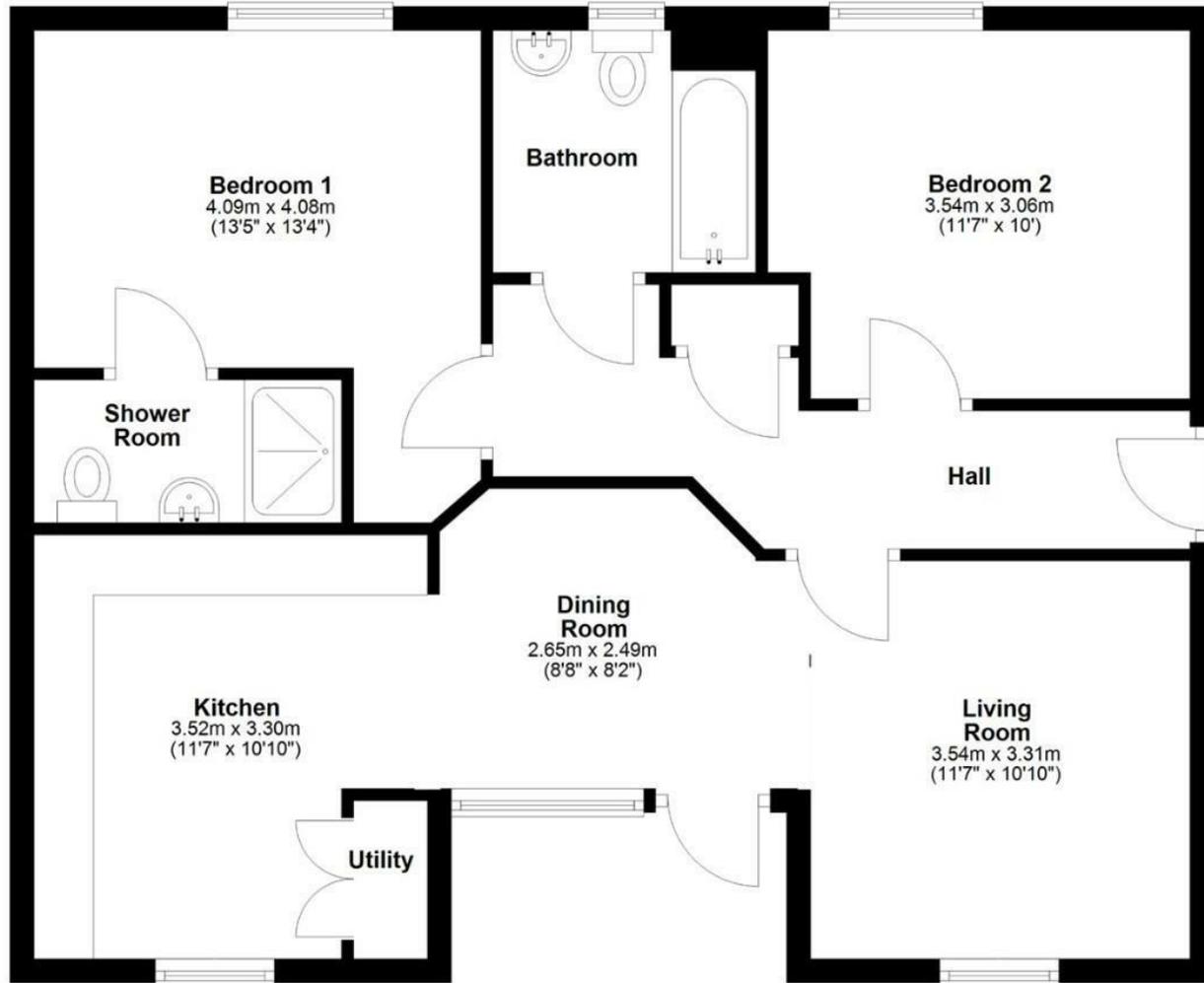
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

#### **Viewing**

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



## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

