



Broadmeadows, Cambridge, CB4 1JS  
Guide Price £350,000 Leasehold



rah.co.uk  
01223 323130

**A TWO BEDROOM GROUND FLOOR APARTMENT SET WITHIN DELIGHTFUL LANDSCAPE COMMUNAL GARDENS WITHIN A SHORT STROLL OF THE RIVER CAM AND THE HISTORIC CITY OF CAMBRIDGE.**

- Modern development
- Open plan living arrangement
- 2 bedrooms, 1 bathroom, 1 reception
- Beautiful communal gardens
- Council Tax - D
- Ground floor apartment
- 621 sqft / 57 sqm
- Communal parking
- Electric radiator heating
- EPC - C / 70

This modern two bedroom apartment is situated on the ground floor and accessed via a communal entrance hall through a security entrance telecom system.

Upon entering the apartment, a spacious entrance hall provides ample storage space and leads to a bright, open plan living/dining room with a box bay window enjoying views over the gardens. There is a well-equipped kitchen off the open plan area, which also provides access to the second bedroom.

The principle bedroom with generous, built-in cupboard storage space, which also houses the water tank. The bathroom comprises a modern, white three-piece suite with an electric shower over the bath.

There are delightful and well manicured communal gardens with parking.

**Location**

Broadmeadows is a modern development situated to the north of the river in a highly regarded residential area, close to Midsummer common and the river Cam. There are local amenities nearby on Chesterton Road and the city centre can be approached on foot or bicycle via Midsummer Common and Jesus Green. Both Cambridge City and Cambridge North railway stations are within easy access and provide services to London King's Cross and Liverpool Street.

**Tenure**

Leasehold

The lease is currently in the process of being extended to 180 years.

Ground rent - £50 per annum. The vendor informs us that this is not reviewed or increased.

Service charge - £3,180, which includes exterior maintenance of the building, maintenance of the gardens, cleaning of internal communal areas. This is reviewed annually and is adjusted according to associated costs.

**Services**

All mains services connected. The heating in the property is through electric heaters.

We are informed that fibre broadband is connected to the property.

**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.



## Floor Plan

Approx. 57.8 sq. metres (621.8 sq. feet)

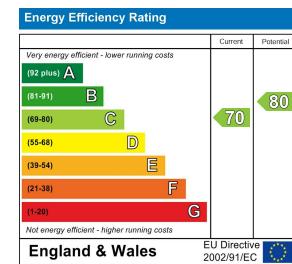


**Living /  
Dining  
Room**  
3.24m x 5.18m  
(10'8" x 17')

**Bedroom 2**  
3.19m x 2.94m  
(10'6" x 9'8")

Total area: approx. 57.8 sq. metres (621.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



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.

