



The Orangery, Long Road, Cambridge, CB2 8HL  
Guide Price £475,000 Leasehold



rah.co.uk  
01223 323130

**AN IMPRESSIVE 2-BEDROOM FIRST FLOOR MODERN APARTMENT SET WITHIN A PRESTIGIOUS GATED DEVELOPMENT OFF LONG ROAD, PROVIDING ALLOCATED PARKING AND BEAUTIFUL ESTABLISHED GROUNDS.**

- 809 sqft / 75 sqm
- First floor modern apartment
- Wrap-around balcony
- Established communal gardens
- Council tax band - E
- 2 bed, 1 reception, 2 bath
- Secure, undercover allocated parking space
- Built in 2007
- EPC – C / 79
- Electric underfloor heating and radiator to lounge

The Orangery is an exclusive gated development located off Long Road, towards Trumpington. The development offers delightful mature grounds for residents to enjoy, a covered parking area with allocated spaces and bicycle storage. It is worth mentioning the development is well screened from the road and extremely secure.

Flat 7 is located on the first floor and access is via a lift and staircase. The property occupies a peaceful position at the rear of the development and benefits from a high degree of natural light and outstanding views of natural surroundings.

The accommodation is found in excellent decorative order and is finished to a superior standard throughout. The accommodation comprises a long entrance hall leading to all principal rooms and an enclosed lobby providing access to a large airing cupboard housing the hot water cylinder.

An impressive open plan, triple aspect kitchen/dining/living space is enhanced by full-height Velfac windows and doors and attractive flooring. A stylish modern kitchen provides ample storage solutions, a full range of integrated appliances and a granite working surface with matching upstands. A large wrap-around terrace cleverly connects the living/dining area to the outside and enjoys far-reaching views of manicured gardens.

The principal bedroom suite has been recently improved with a redesigned ensuite shower room. There is a spacious double guest room and separate bathroom suite.

**Agent's Note**

The management company is Encore.

There is a 'no pets allowed policy' at the development.

**Location**

The Orangery is part of a development, constructed in 2007, conveniently located close to the junction of Long Road with Trumpington Road in a popular south city residential area. It is about 2 miles south of the city centre and 0.75 miles from the centre of Trumpington where there are a range of local shopping facilities as well as a Waitrose Superstore. Addenbrooke's Hospital and The Biomedical Campus is about 1 mile away.

**Tenure**

Share of Freehold

Lease is 999 years with 981 years remaining.

Service Charge is £4,042 per annum. This is reviewed annually and adjusted according to associated costs. This covers the maintenance of grounds and the building, building insurance and also includes a contribution to the Major Works Reserve Fund.

The vendor informs us that there is no Ground Rent payable on the property.

**Services**

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

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - E

**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. 75.2 sq. metres (809.5 sq. feet)



Total area: approx. 75.2 sq. metres (809.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(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		
England & Wales		
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.



