



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



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**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.

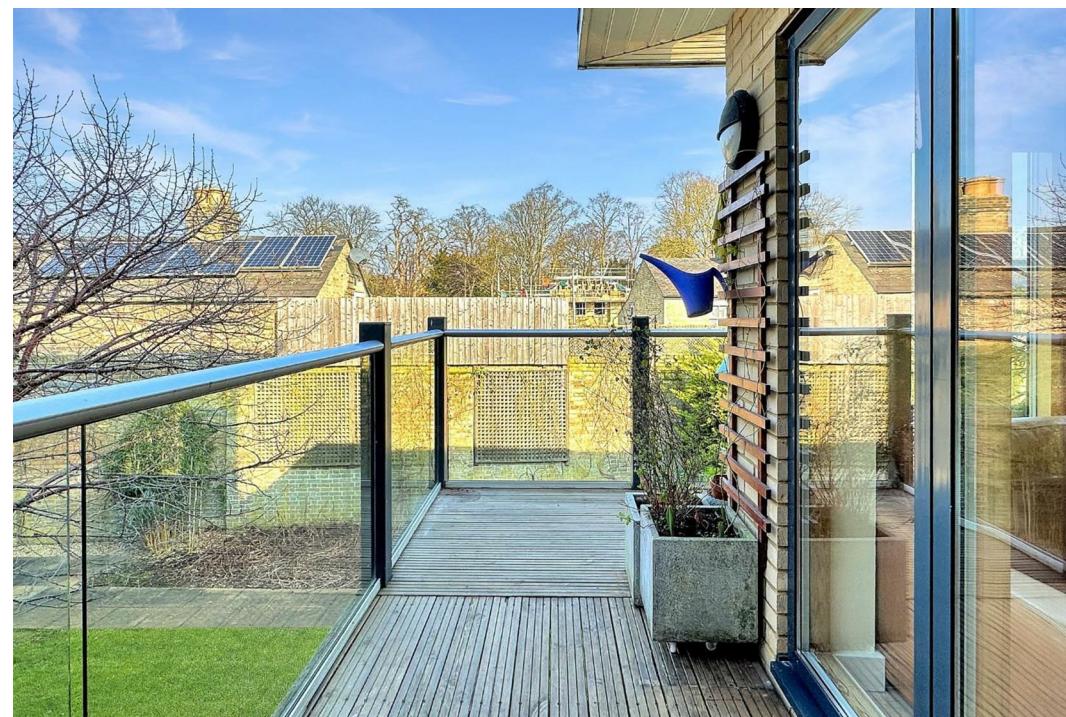
Council Tax Band - E

**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)	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	80
EU Directive 2002/91/EC			

