

52 Longworth Avenue, Cambridge, CB4 1GU

Guide Price £320,000 Leasehold

REDMAYNE ARNOLD & HARRIS

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**A SUPERB TWO-BEDROOM, TWO-BATHROOM FIRST FLOOR APARTMENT SITUATED IN THIS HIGHLY SOUGHT-AFTER DEVELOPMENT WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.**

- First floor apartment
- Built in 2002
- Allocated parking
- EPC - C / 78
- Built approx 2002
- 2 bedrooms, 2 bathrooms, 1 reception room
- Gas-fired heating to radiators
- Leasehold - 102 years remaining
- Council tax band - D
- Communal gardens

This spacious two bedroom, first-floor apartment is situated in a select scheme nestled just between Chesterton's High Street and the River Cam.

The accommodation briefly comprises a large entrance hall with two good-size storage cupboards, a spacious living/dining room. The kitchen has been fitted with a modern range of base and eye-level units and includes various integrated appliances.

There are two good-size double bedrooms, the principal bedroom benefitting from built-in wardrobes and an ensuite bathroom.

The property is situated on a no-through road and has an allocated parking for one vehicle. Nearby there is a communal green area and children's playpark.

**Location**
Longworth Avenue is a cul-de-sac situated in the desirable area of Chesterton, about 1 mile to the north east of Cambridge City centre. The property is within easy reach of the Grafton Centre, the Science Park and the new Cambridge North railway station (which provides regular services to London King's Cross and Liverpool Street stations, as well as Stansted Airport).

The River Cam and Midsummer Common are within easy walking or cycling distance and local facilities include a post office, popular café, general store and large recreation ground with a children's play area. In addition, the nearby Riverside bicycle/footbridge gives easy access across the river to facilities in Newmarket Road including a large supermarket and the Cambridge Retail Park.

**Tenure**
Leasehold
The lease is 125 years in length with 101 years remaining.
The service charge is £2,992 per annum (as of 11/11/2025). This is reviewed annually and adjusted according to associated costs.
The ground rent is £175 per annum and is reviewed each time the property is transferred. This is adjusted at each review through calculations related to the Retail Price Index. Information regarding these calculations can be provided upon request.

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

**Statutory Authorities**
Cambridge City Council.
Council Tax Band - D

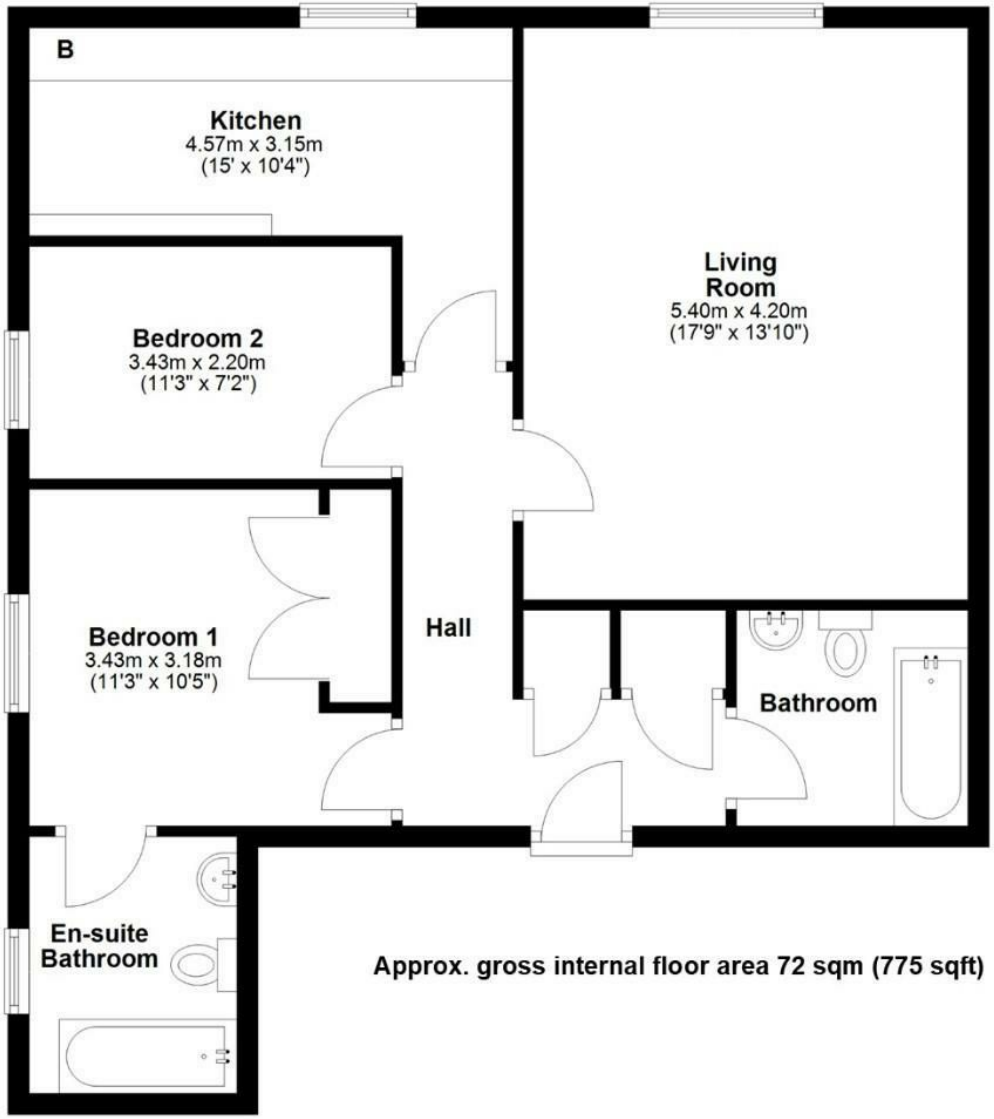
**Fixtures and Fittings**
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

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





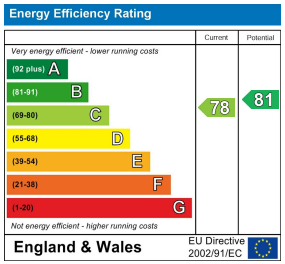

# First Floor







Approx. gross internal floor area 72 sqm (775 sqft)




**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.**











