



35 Ravensworth Gardens, Cambridge, CB1 2XL
Guide Price £335,000 Leasehold - Share of Freehold



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A BRIGHT AND AIRY, 2 DOUBLE BEDROOM, FIRST FLOOR APARTMENT OFFERING WELL-APPOINTED ACCOMMODATION, IN A HIGHLY CONVENIENT LOCATION, A STONE'S THROW FROM CAMBRIDGE RAILWAY STATION AND A RANGE OF AMENITIES.

- First floor, purpose-built apartment
- 1 bathroom, 1 reception room
- Allocated undercroft parking
- Gas central heating to radiators
- Built in 2000
- 2 double bedrooms
- Dual aspect living room
- Highly convenient, near-central location
- EPC - C / 79
- Perfect for London commuters

The Ravensworth Gardens development was constructed in 2000 and offers established green spaces, play areas and a secure undercroft parking. No. 35 extends to around 575 sqft and is in a prime, central location, ideal for access to the railway station.

The apartment occupies a corner position on the first floor and is accessed via a communal entrance hallway. Upon entering the apartment, there is a reception hall leading through to a well-appointed and equipped kitchen with an integrated electric hob, electric fan oven, overhead extractor, sink with a mixer tap, a washer-drier and a fridge-freezer, all of which are included in the sale. Benefitting from a dual aspect, the living room offers ample room for both living and dining.

Mainly tiled, the bathroom is fitted with white three-piece suite including a wash basin, WC and a panelled bath with a shower attachment. There are two good-sized bedrooms, with bedroom one benefiting from built-in wardrobes and bedroom two having a dual aspect.

Location

Ravensworth Gardens is a popular development of townhouses and apartments on the corner of Tenison Road and Devonshire Road. It is superbly located adjoining the "CB1" development within walking distance of the railway station and city centre. Addenbrooke's Hospital is within easy reach. Local shopping is available at the station, within "CB1", Mill Road and on Hills Road.

Tenure

Leasehold with Share of freehold

Leasehold is 125 years with approximately 99 years remaining.

Service Charge is currently £1,880.32 per annum (Sept 2025 - August 2026). This is reviewed annually and is adjusted according to associated costs.

The vendor informs us that no Ground Rent is payable.

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

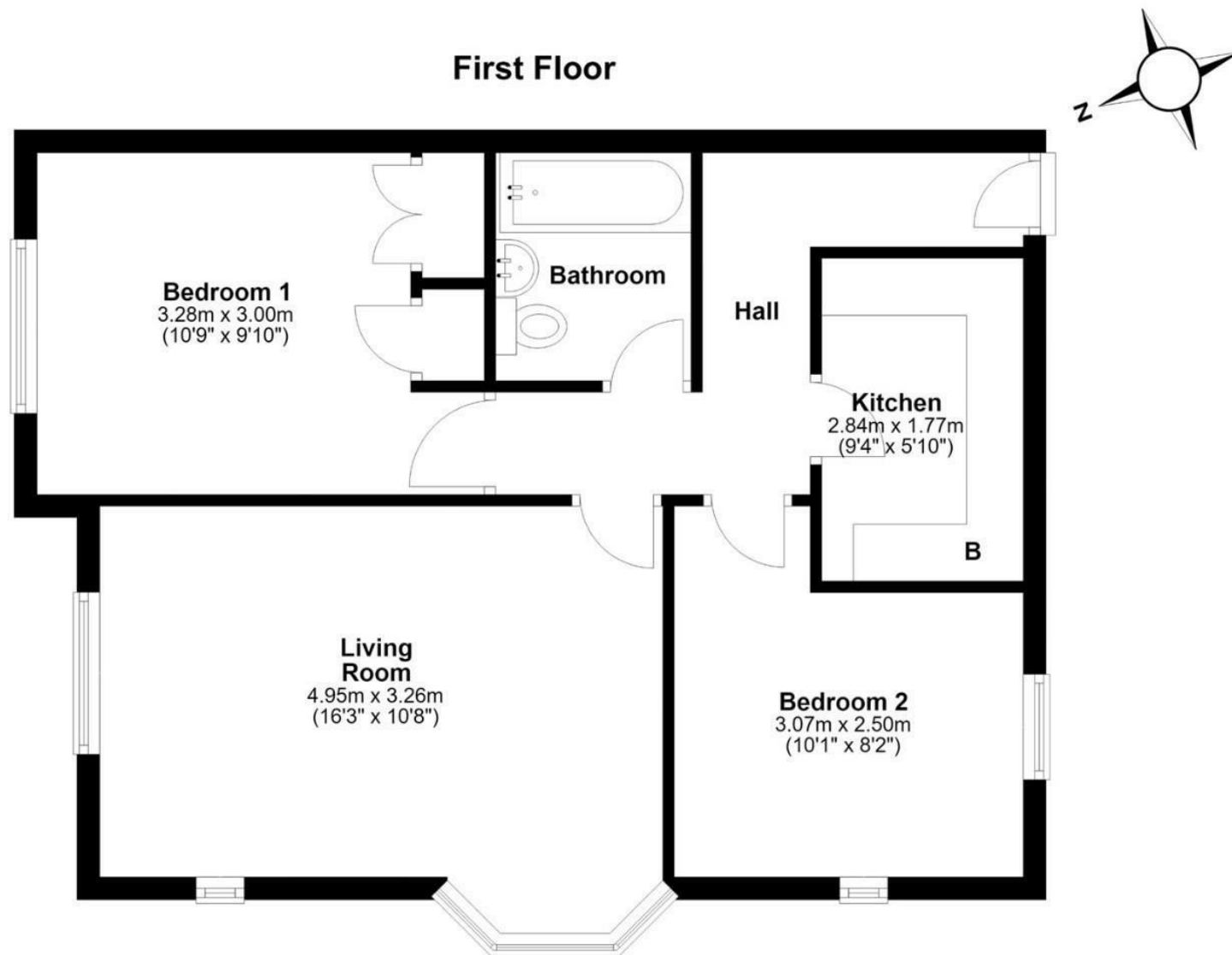
Fixtures and Fittings

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.





Approx. gross internal floor area 54 sqm (575 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

