Appleyard House, 87 Paradise Street, Cambridge, CB1 1DR

Guide Price £450,000 Leasehold - Share of Freehold

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A RARE OPPORTUNITY TO PURCHASE A SUPERB, SPLIT-LEVEL MAISONETTE WITH GENEROUSLY PROPORTIONED, LIGHT-FILLED ACCOMMODATION, A PRIVATE ROOF TERRACE AND SECURE ALLOCATED PARKING IN A SUPERB, CENTRAL CITY LOCATION.

- 69 sqm / 741 sqft
- Built in 2015
- 2 double bedrooms and a stylish bathroom
- Private southwesterly roof terrace
- Allocated parking space
- Superb, top floor, split-level maisonette
- Generous proportions and high ceilings
- Open-plan living space with bi-folding doors
- Delightful, south-facing communal garden
- Share of freehold

This impressive split-level maisonette occupies the top two floors of a small-scale, purpose-built apartment block, which was constructed in 2015. It offers highly spacious accommodation, benefitting from a wealth of light, high ceilings and a highly convenient location in the 'Kite' area of the city, a stone's throw from a variety of amenities and the historic city centre.

A secure entry gate leads to the communal stairway, which in turn, leads to the entrance to flat 2, which is located on the second floor. This floor comprises two sizeable double bedrooms, a cupboard with plumbing for a washing machine, and a stylish bathroom, which is fitted with a three-piece suite including a panelled bath with a mains shower over, wash basin, WC and a heated towel rail.

On the third (top) floor there is a very impressive, open plan living space, which has a dual aspect and double bi-folding doors opening onto a private, southwesterly-facing roof terrace. The kitchen area is replete with a range of fitted units and integrated appliances including fridge/freezer, dishwasher and an electric oven with an induction hob and an extractor hood over.

Outside, the property benefits from a secure allocated parking space. There is also a secure, communal cycle store area.

Location
Paradise Street forms part of a popular and established area known as The Kite situated close to the Grafton Centre and is within walking distance of the city centre and many other facilities offered by the University. There is an excellent range of local shopping and other facilities in the immediate area such as Parkside Pool and Kelsey Kerridge Sports Centre with the open spaces of Parker's Piece, Christ Pieces and Midsummer Common nearby. Schooling is available at Parkside Community College and for commuters, Cambridge Station is within walking/cycling distance.

Tenure
Share of freehold, shared with Flat 1 leaseholder
Held on a term of 999 years from 1st October 2012, expiring September 3011.
There is a Peppercorn ground rent.
Service charge: TBC

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

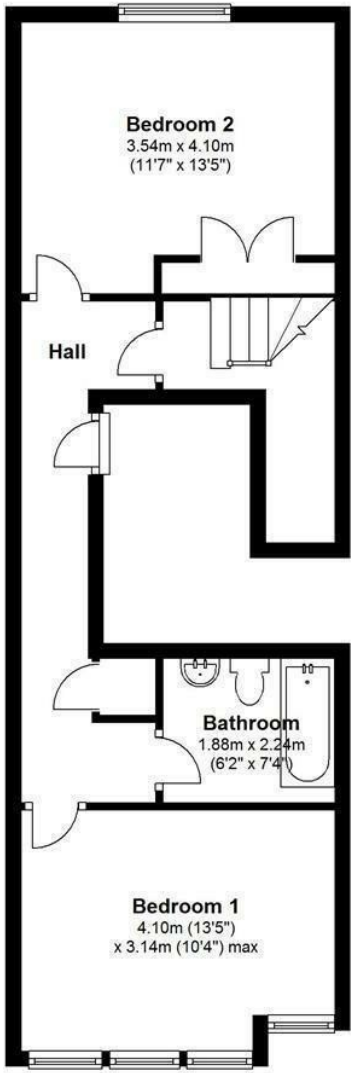
Statutory Authorities
Cambridge City Council.
Council Tax Band - D

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.

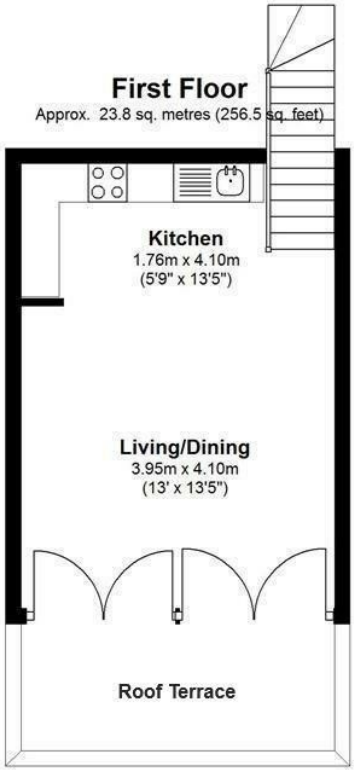
Ground Floor

Approx. 45.0 sq. metres (484.5 sq. feet)



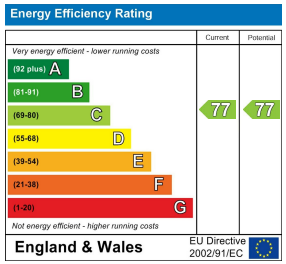
First Floor

Approx. 23.8 sq. metres (256.5 sq. feet)



Total area: approx. 68.8 sq. metres (741.0 sq. feet)

All measurements are approximate
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.