Flat 5, King Edward House, Cambridge, CB1 7AX

Guide Price £275,000 Leasehold - Share of Freehold

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A BRIGHT, TOP-FLOOR, SHARE OF FREEHOLD APARTMENT WITH A BEAUTIFUL AND MATURE GARDEN, CONVENIENTLY SITUATED ON THE SOUTH SIDE OF THE CITY AND AVAILABLE WITH NO ONWARD CHAIN.

- 575 sqft / 54 sqm
- 1 bed, 1 bath, 1 recep
- Allocated parking
- Gas-fired heating to radiators
- Council tax band - B
- Top-floor apartment
- Share of freehold
- Built in 2010
- EPC – C / 80
- Mature, secluded grounds

This modern top-floor apartment forms part of King Edward House, a select development built in 2010, set nicely back from Queen Edith's Way in well-tended communal gardens. The property has served as a home for over nine years and has been incredibly well cared for.

The apartment is entered via a telecom system into an entrance hall with a built-in cupboard. There is a light and well-proportioned L-shaped living/kitchen/dining room with high vaulted ceilings, and a number of well-positioned skylights. Of particular note is the delightful porthole window that has a seating recess and overlooks gardens to the rear of the building. The kitchen is fitted with a modern range of base and wall-mounted units; integrated appliances include a dishwasher and an oven with a four-ring gas hob and extractor.

The bedroom is a comfortable double and has a vaulted ceiling, coupled with a second porthole window, which benefits from southerly aspects. The shower room has been fitted with a stylish suite comprising a low-level w.c., pedestal wash hand basin and a large walk-in shower, complemented by attractive tiling and a heated towel rail.

Outside, the building is approached via a secure gated entrance, which gives access to both the residents' car park and a bike store. The well-tended communal gardens are accessible via the side of the block and enjoy both a lawn and patio area with the option of using an attractive stone pavilion.

Location
Queen Edith's Way enjoys a convenient position, close to Addenbrooke's hospital, about 1.5 miles south of the railway station and 2 miles from the city centre. The area is widely acknowledged as one of Cambridge's most popular and prestigious residential areas south of the city. There is an excellent range of local facilities, including day-to-day shops, a GP surgery, coffee shop and a pub on Wulfstan Way. Cambridge South Railway Station is due to be completed in 2026 and will be around a mile from the apartment.

Schooling is available at Queen Edith Primary School with secondary provision at The Netherhall, both of which are Ofsted rated as 'good'. Hills Road (1.3 miles) and Long Road (1 mile) Sixth Form Colleges are also within easy reach of the property.

Queen Edith's Way is very popular with people who work at the Addenbrooke's site and those who appreciate its balance of giving ease of access into the city without feeling too urban, plus its strong sense of community.

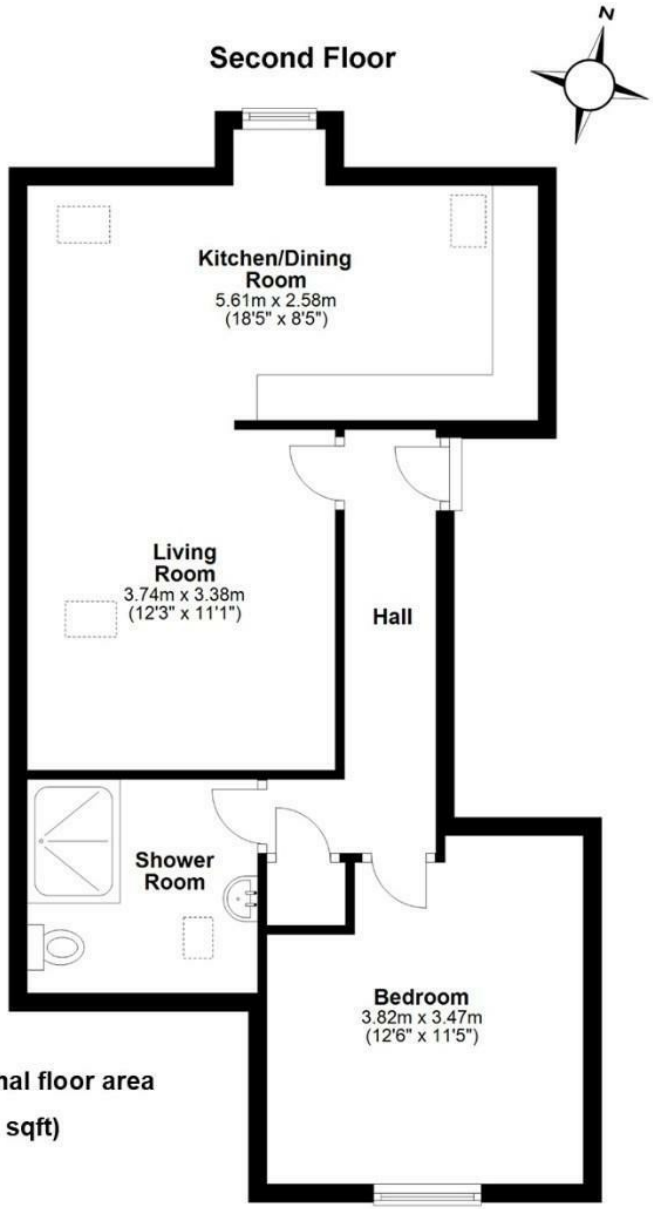
Tenure
Leasehold with Share of Freehold
Lease is 125 years in length with 110 years remaining
Service Charge is £2187.32 per annum. This is reviewed annually and adjusted according to associated costs.
The vendor has confirmed that there is no Ground Rent payable on the property.

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - D

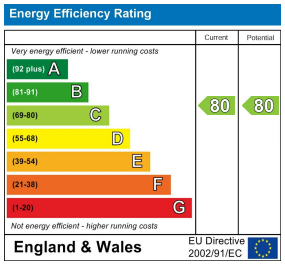
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

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



Approx. gross internal floor area

54 sqm (575 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.