2 Jasmine Court, Cambridge, CB1 8BG

Guide Price £230,000 Leasehold

REDMAYNE ARNOLD & HARRIS

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A WELL-PRESENTED MODERN ONE-BEDROOM GROUND FLOOR APARTMENT BENEFITTING FROM ALLOCATED PARKING AND USE OF COMMUNAL GROUNDS, LOCATED OFF CHERRY HINTON ROAD.

- 500 sqft / 47 sqm
- Built in 1993
- Communal grounds
- Electric underfloor heating (Zoned)
- Council tax band - C
- Ground floor apartment
- 1 bed, 1 reception, 1 bath
- Allocated parking
- Double glazed windows
- The apartment is of good condition

2 Jasmine Court is a well-presented ground floor apartment within an apartment block, which was built in 1993. The property is conveniently placed for easy access to Addenbrooke's Hospital and The Biomedical Campus, a selection of good local amenities and good public transfer links.

The apartment is accessed from a covered walkway and has a useful entrance hall with an airing cupboard, a light and open plan kitchen/sitting/dining room with a good range of integral appliances including a dishwasher, oven, ceramic hob and extractor fan and space for a freestanding washing machine. The bedroom is a spacious room about 12'8'' x 9'11'' and there is a well-fitted bathroom with a power shower over the bath. The property has a digitally controlled electric underfloor heating system and UPVC double-glazed windows throughout.

Outside, there are mature communal gardens and allocated and visitor parking spaces.

Location
Jasmine Court is situated just off Cherry Hinton Road to the south of the Perne Road roundabout. There are excellent local facilities including a Co-op supermarket and local shopping on Wulfstan Way. The property is well located for Cambridge railway station (1.25 miles), the City centre (2 miles) and Addenbrooke's Hospital/Biomedical Campus (1.5 miles).

Tenure
Leasehold
Lease is 999 years with 967 years remaining
Service charge – £2502.34 per annum including buildings insurance, water and sewerage of the property and the maintenance and power to the communal areas, and to the roof and walls of the building. This is reviewed annually and adjusted according to associated costs.
We are informed that there is no ground rent.
Consent required for pets. Written consent to be obtained for 'internal or external alterations or additions to the premises'.

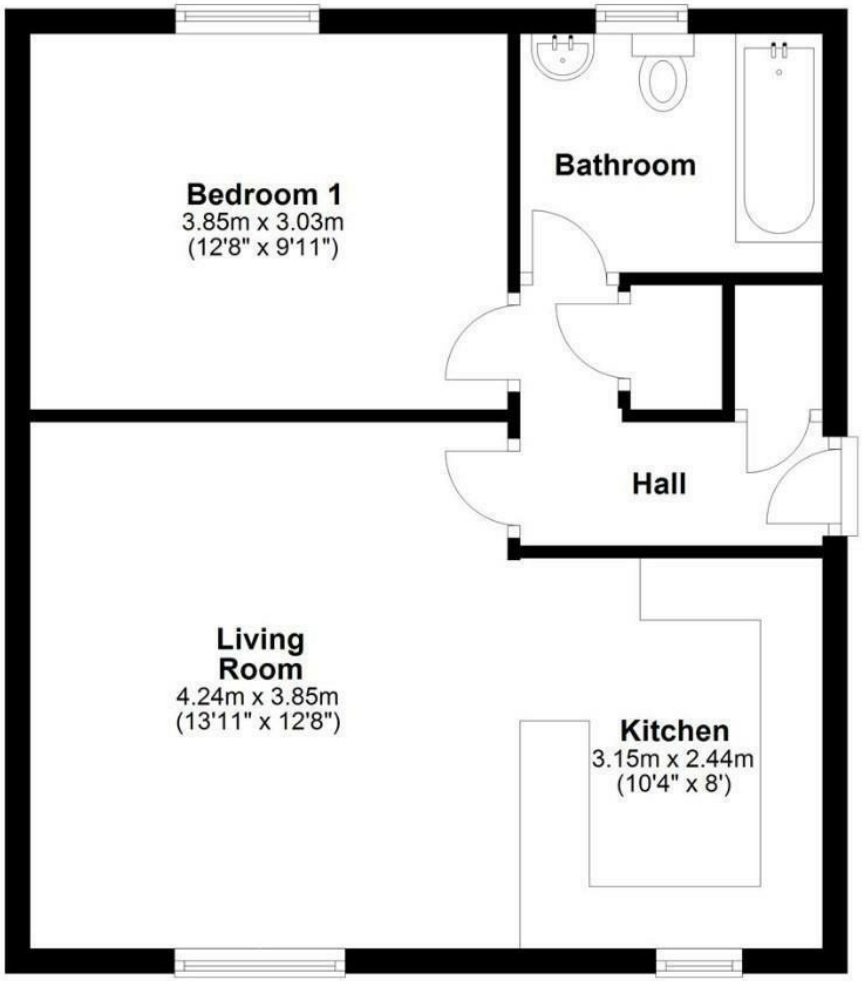
Services
Main services connected include: water, electricity and mains drainage. There is no gas connection to the property.
The apartment has fibre broadband connected.

Statutory Authorities
Cambridge City Council.
Council Tax Band - C

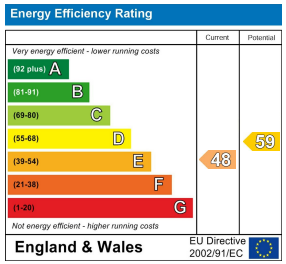
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

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

Ground Floor



Approx. gross internal floor area 47 sqm (500 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.