



3 Mulgrave Court, Mowbray Road, Cambridge, CB1 7DP
Guide Price £425,000 Leasehold - Share of Freehold



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01223 323130

A LARGE TWO BEDROOM GROUND FLOOR APARTMENT WITHIN A SELECT GATED SCHEME PROVIDING COMMUNAL GROUNDS AND PARKING, MOMENTS FROM ADDENBROOKE'S HOSPITAL AND THE BIOMEDICAL CAMPUS. NO ONWARD CHAIN

- Large ground floor apartment in a gated modern development
- Accommodation measuring 942 sq ft
- Communal grounds and secure parking
- Moments from Addenbrooke's Hospital and the Biomedical Campus
- No onward chain

Two double bedrooms – en suite bathroom to principal bedroom suite – shower room – sitting/dining room – kitchen – spacious reception hall with built-in storage – communal gardens – allocated parking – gated development

Number 3 Mulgrave Court is a superb ground floor apartment set within an exclusive development of just 10 apartments built by Berkley Homes in 2001. This attractive gated scheme is located minutes away from Addenbrooke's Hospital/Biomedical site and a wide range of facilities on Cherry Hinton Road. The benefits from two entrance points, one through the main communal reception hall of the building and a private entrance to the sitting area via established communal gardens a private patio area. The accommodation is light and spacious and measures an impressive 942 sq ft in total. The large entrance hall widens to one end, provides two useful built-in storage cupboards, one with sliding doors and leads to all accommodation. The kitchen provides an extensive range of low level units, drawers and matching eye level cabinets and shelving with underlighting, working surfaces with tiled splashbacks, a range of integrated appliances and attractive tiled flooring. The well proportioned sitting/dining room has dual aspects and access to and views of the well maintained surrounding communal gardens. There is a small patio area which is accessed from the sitting area. The principal bedroom has an en suite bathroom and built-in wardrobes with sliding doors. The second bedroom is a generous double and measures 18'4 x 8'8 and a separate shower room completes the accommodation. Outside, private communal gardens are mainly laid to lawn with a variety of mature shrubs and trees set to borders. There is secure parking available for residents.

Location

The property is situated about 1.5 miles south of the City centre and is extremely well placed for access to Addenbrooke's Hospital and Biomedical campus. Cambridge central mainline station is less than a mile away with trains to both Kings Cross being around 52 minutes and London Liverpool Street being about 68 minutes.

Tenure

Leasehold - Share of Freehold

999 years from March 2002

Service charge - £2702 per annum

Managing Agents - Janeteva Estate Management

Services

All mains services connected

Statutory Authorities

Cambridge City Council

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the leasehold - share of freehold interest.

Viewing

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



Ground Floor

Approx. 87.5 sq. metres (942.0 sq. feet)



Total area: approx. 87.5 sq. metres (942.0 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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.

