



18 Chesterton Towers, Church Street, Cambridge, CB4 1DZ  
Guide Price £299,950 Leasehold - Share of Freehold



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**A TWO-BEDROOM, FIRST FLOOR APARTMENT WITH A GARAGE AND RESIDENTS' PARKING, LOCATED WITHIN THE GROUNDS OF CHESTERTON TOWER AND CLOSE TO SCENIC RIVER WALKS INTO THE CITY CENTRE AND CAMBRIDGE NORTH STATION.**

- 654 sqft / 60 sqm
- 2 bedrooms, 1 reception, 1 bathroom
- Communal gardens
- Walking distance to Cambridge North Station
- No onward chain
- First floor apartment close to the river
- Renovation works required
- Garage and bay parking for residents
- Gas-fired heating to radiators
- Built in 1965

This first floor apartment in Old Chesterton occupies a quiet and privileged setting within an historical site close to good amenities and the city centre.

The property needs a full and comprehensive modernisation programme, giving buyers the opportunity to add an interior design of their choice.

The accommodation comprises an entrance hall, sitting/dining room, a well-equipped kitchen, two bedrooms and bathroom. The property benefits from large feature windows, a garage en bloc and parking on site for residents and guests.

The property is offered for sale with no onward chain and would be an ideal investment purchase or starter home for first time buyers.

**Location**

Chesterton Towers is a popular north city development situated just off Chapel Street via the High Street. The area enjoys lovely views over the surrounding neighbourhood including the historic 14th century Chesterton Tower.

The property is conveniently positioned within walking distance of the River Cam and Cambridge North Train Station, as well as Midsummer and Stourbridge Commons. There are a wide range of amenities nearby including a post office, grocery store, medical centre, nursery, takeaways and a number of public houses.

Cambridge City centre is just over a mile away with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

**Tenure**

Leasehold with Share of freehold.

999 year lease from 24th June 1965. 938 years remaining.

The Ground Rent is a 'peppercorn rent', if demanded.

The Service Charge is £1572 per annum (which includes building insurance). This is reviewed annually and is adjusted according to associated costs. It is proposed that this will increase to £1800.

Managing Agent – St. Andrew's Bureau.

**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.

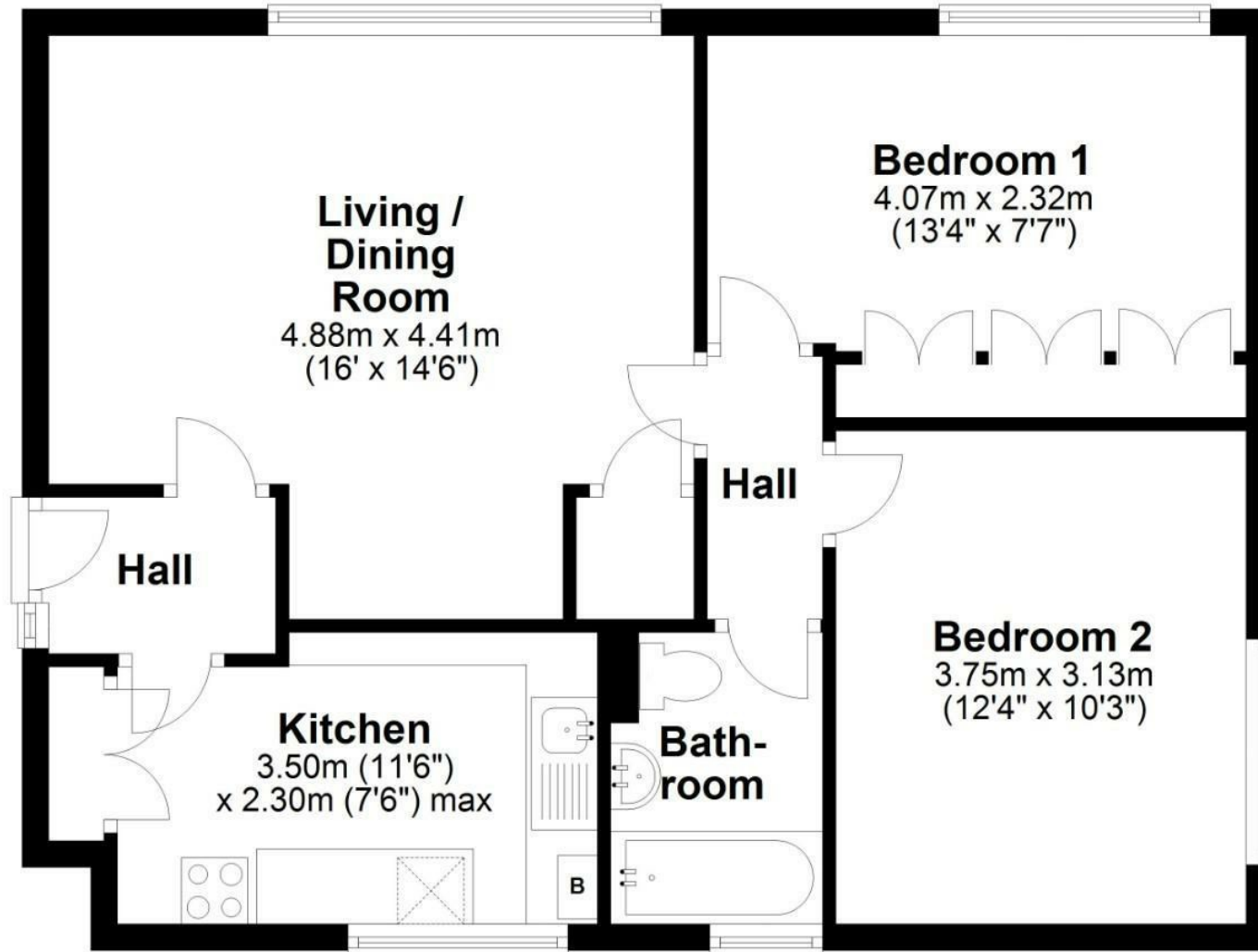
**Viewing**

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



# Floor Plan

Approx. 60.8 sq. metres (654.1 sq. feet)



Total area: approx. 60.8 sq. metres (654.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	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	

