



12 Pentlands Court, Cambridge, CB4 1JN
Guide Price £400,000 Leasehold - Share of Freehold



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A BRIGHT AND AIRY, FIRST FLOOR, 2-BEDROOM APARTMENT WITH WELL-APPOINTED ACCOMMODATION AND A SOUTH-WEST FACING BALCONY, LOCATED A STONE'S THROW FROM THE RIVER AND MIDSUMMER COMMON. NO ONWARD CHAIN.

- 1960's, superb first floor apartment
- Southwesterly balcony with views of the River Cam
- 2 double bedrooms
- Separate fitted kitchen
- Residents parking
- 687.1 sqft / 63.8 sqm
- Greatly improved accommodation
- Sizeable living space
- Refurbished & generous three-piece bathroom
- Double glazing & new smart storage heaters, installed in Nov 2023

Pentlands Court is small scheme of purpose-built apartments located in a quiet no-through end of the De Freville area, benefitting from picturesque surroundings, river views and access to a footbridge to Midsummer Common. This end/corner apartment is located on the first floor and provides beautifully presented and spacious accommodation with all principal rooms enjoying a high degree of natural light and views to the river and surrounding boathouses.

The property has new smart storage heaters, installed in Nov 2023, and an economy tariff connection, bringing the EPC rating up to a C.

A secure and well-kept communal reception area provides access to the first floor level, the property is found at the end of a covered walkway to the left-hand side, servicing only three properties. The entrance hall provides a useful built-in storage cupboard and leads to the well-equipped kitchen, which provides a range of low-level units and drawers, matching wall-mounted cabinets, worksurfaces with an electric Neff Oven, an inset Neff electric hob, space for further appliances, and a cupboard housing the newly upgraded, pressurised electric thermal store. The living/dining room is a generous and very light space providing attractive flooring, large windows and far reaching views of midsummer common.

An inner hallway leads to the newly refurbished family bathroom (September 2025), which is fitted with a three-piece suite. There are two double bedrooms, with the principal bedroom benefitting from access to a private balcony with a sunny, southwesterly aspect. The property also owns a separate walk-in store on the first floor landing, not joined to the apartment.

The property has access to landscaped communal gardens, a communal parking area and a secure bike store. The property comes with parking permit permissions for the whole of the De Freville area.

Agent's Note

Please note that the majority of photos were taken prior to occupancy.

Location

Pentlands Court is conveniently situated in a well-established residential area of Cambridge, offering good access to the city centre, which is a short walk or cycle ride away. A range of local amenities are available nearby, including shops, supermarkets and healthcare facilities, with further extensive shopping and services found in the historic city centre. The property is well placed for access to the A14 and M11, providing connections to London and the wider region. Cambridge North railway station is also within easy reach, offering regular services to London King's Cross and other destinations. The area is served by local bus routes and benefits from nearby green spaces and riverside pathways along the River Cam.

Tenure

The property is leasehold with share of freehold
The lease is held on a term of 999 years from June 1966.
There is a service charge of £1,850 payable per annum. This is reviewed annually and adjusted according to associated costs.
We are advised there is no ground rent payable.

Services

Main services connected include: water, electricity 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.

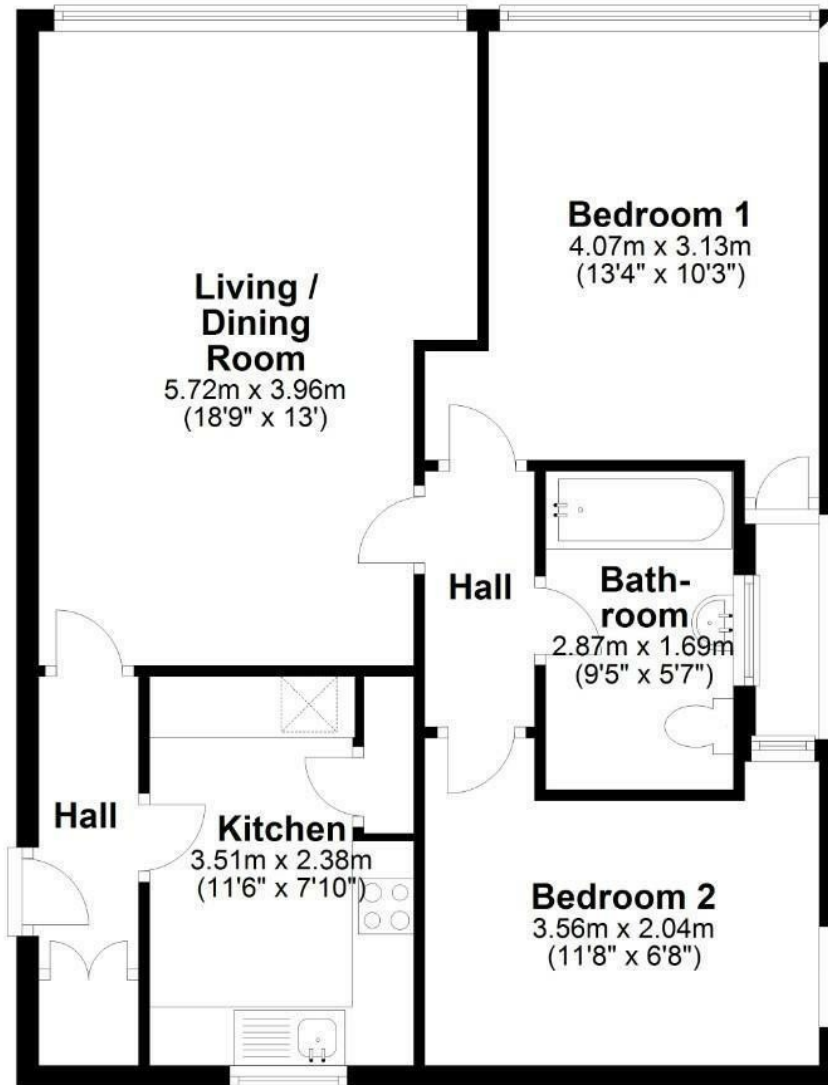
Viewing

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



Floor Plan

Approx. 63.8 sq. metres (687.1 sq. feet)



Total area: approx. 63.8 sq. metres (687.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	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	

