



28 Circus Drive, Cambridge, CB4 2BT
Guide Price £265,000 Leasehold



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A BRIGHT FIRST-FLOOR APARTMENT BENEFITTING FROM SOUTHERLY ASPECTS AND ALLOCATED PARKING, CONVENIENTLY SITUATED FOR ACCESS TO THE A14/M11 ROAD NETWORKS AND THE SCIENCE PARK. NO CHAIN.

- 650 sqft / 60 sqm
- 2 bed, 1 recep, 2 bath
- 2009
- Gas-fired heating to radiators
- Council tax band - C
- First-floor apartment
- Allocated parking
- Leasehold
- EPC – C / 78

This modern and conveniently positioned two bedroom apartment sits on the first floor, is wonderfully light and airy, and conveniently positioned within easy reach of the A14/M11 road networks, Cambridge Science Park (1 mile) and the city centre (2.3 miles).

The entrance hall has a built-in storage cupboard and provides access to a bathroom, which is finished with a modern white suite, complemented by part tiled walls. The kitchen/living/dining room benefits from a dual aspect and has double doors opening onto a south-facing Juliet balcony. The kitchen has been fitted with a contemporary range of base and eye-level units; integrated appliances include a washer/dryer, oven and four-ring gas hob with an extractor over.

There are two bedrooms, the master bedroom including built-in wardrobes and an ensuite shower room.

Outside, the property benefits from an allocated parking space located at the rear of the building (No.24). There are various green spaces and seating areas just opposite the building.

Location

Circus Drive is located in the popular development of Orchard Park on the north side of the city. Just off King's Hedges Road. The property offers an ideal location for the Business and Science Parks and of course the new Cambridge North train station that is either a 20-minute stroll or a 6-minute cycle ride away. Cambridge North offers a direct line to London King's Cross in one hour.

Unwin Square nearby has a Tesco Express, a barbershop and a Pizza Hut. The very centre of the city is still only a 15-minute bike ride away with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The property is also well placed for a commuter with easy access to the A14/M11 road networks which link to the rest of the country.

Agent's Note

Please note there is no lift in the building, the property is accessible by stairs only.

Tenure

Leasehold

Lease is 125 years with 108 years remaining.

Service charge is £1,750.26 per annum. This is reviewed annually and adjusted according to related costs.

Ground Rent is £250 per annum. This is reviewed every 34 years and doubles at each review. The next review will be 2042.

Services

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

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - C

Fixtures and Fittings

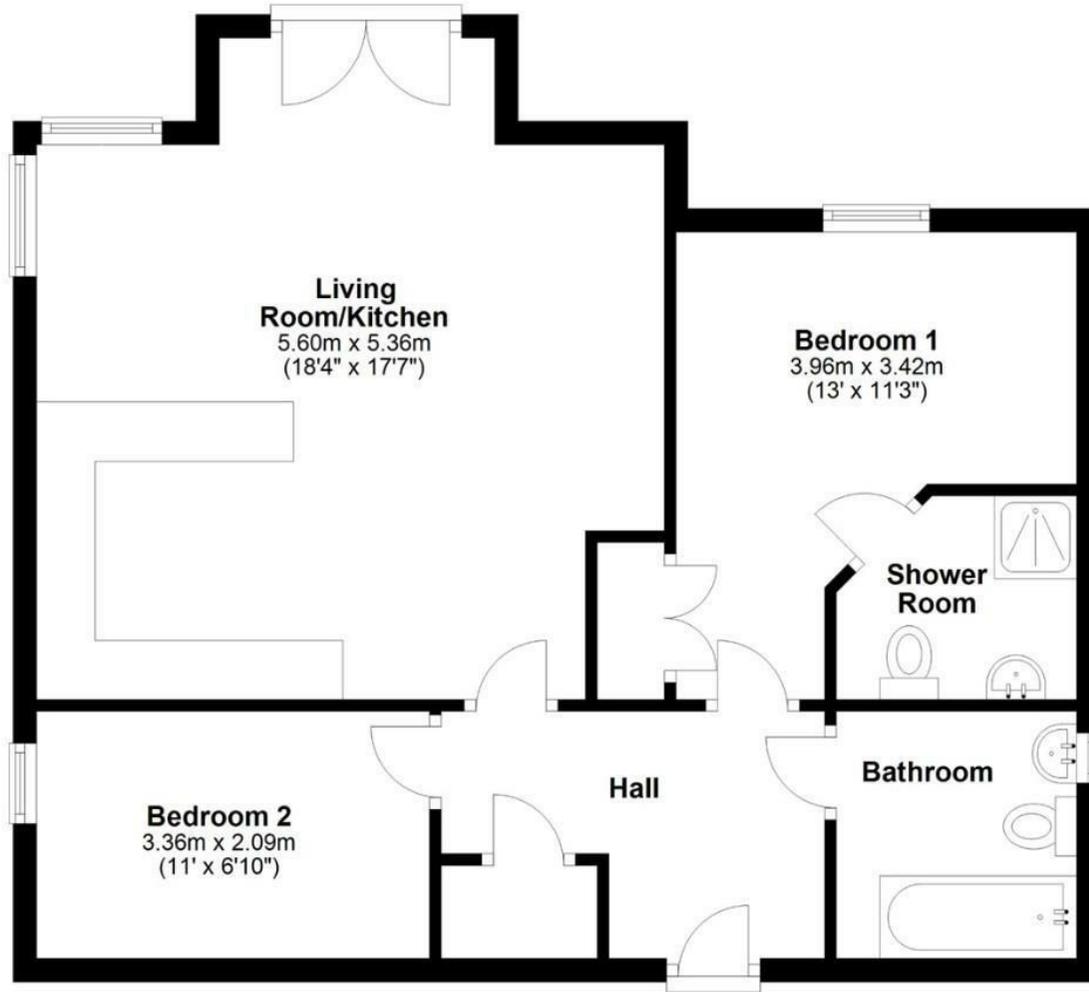
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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



First Floor



Approx. gross internal floor area 60 sqm (650 sqft)

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

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.

