



16 St. Matthew's Gardens, Cambridge, CB1 2PJ
Guide Price £275,000 Leasehold



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A SPACIOUS, 2 DOUBLE BEDROOMED, GROUND FLOOR APARTMENT OFFERING WELL-APPOINTED AND LIGHT ACCOMMODATION, IN A HIGHLY CONVENIENT, NEAR-CENTRAL LOCATION TO THE EAST OF THE CITY CENTRE AND WITHIN EASY REACH OF A RANGE OF AMENITIES AND THE RAILWAY STATION.

- Ground floor purpose-built apartment
- Built in 2004
- Gas-fired central heating to radiators
- Council tax band - D
- CityFibre available to connect to
- 2 double bedrooms, 2 bathrooms
- Highly convenient, near central location
- EPC - C / 79
- Well-maintained communal gardens
- Allocated undercroft parking space plus cycle store

This practical ground floor apartment forms part of the sought-after and highly convenient St Matthew's Gardens development and represents a superb opportunity for first time buyers and investors looking to purchase in a prime city location.

Accessed via a secure communal lobby, the entrance hall has a double storage cupboard and leads to the spacious living space/dining room, which has a glazed door opening onto a Juliet balcony. The kitchen has been fitted with a modern range of units; integrated appliances include a washing machine, dishwasher, fridge/freezer, oven and electric hob with an extractor over.

There are two bedrooms, both of which are double in size. The master bedroom benefits from a three-piece ensuite shower room, with bedroom 2 including a Juliet balcony and cupboard housing the combination boiler, which has been replaced in recent years. The main bathroom is fitted with a three piece suite including paneled bath with shower attachment, wash basin and WC.

Outside, the apartment benefits from an allocated undercroft parking space as well as access to a secure communal cycle store.

Location

The popular St Matthew's Gardens development is located in the central and vibrant Petersfield area of the city, moments from Mill Road, the Cambridge mainline station and within the catchment area for both St Matthew's Primary School and Parkside Secondary School. This modern scheme benefits from a generous central green, well-kept communal play areas and a secure undercroft carpark where there is one allocated parking space belonging to the property.

Tenure

Leasehold

Lease is 125 years with approximately 102 years remaining.

Service charge is £3,526.53 per annum. This is reviewed annually and adjusted according to associated costs.

The ground rent is £300 per annum. This is reviewed every 25 years and doubles at each review. The next review is 2027.

Services

Mains services connected include: gas, electricity, water and drainage

Statutory Authorities

Cambridge City Council

Council tax band - D

Fixtures and Fittings

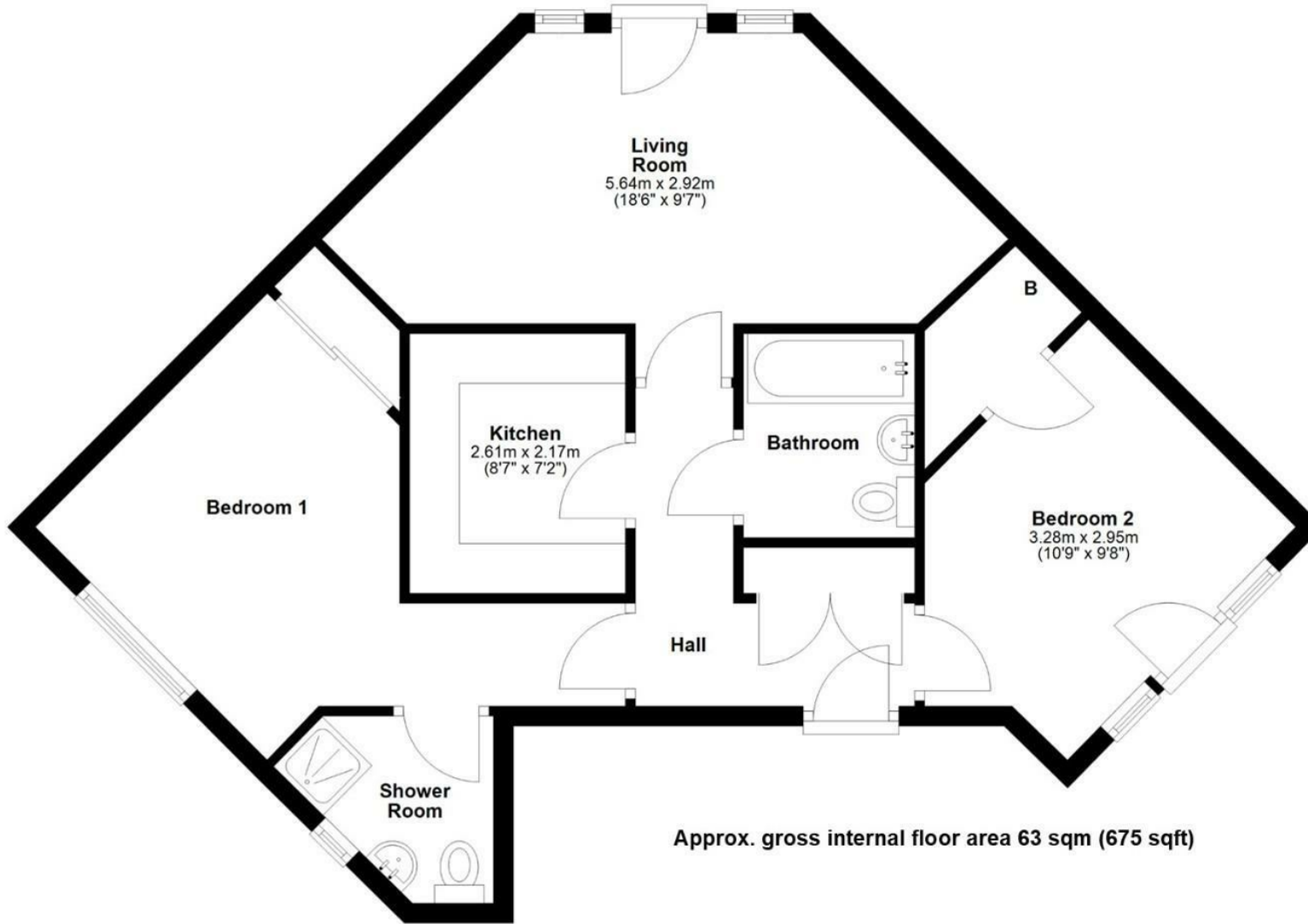
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest

Viewing

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



Ground Floor



Approx. gross internal floor area 63 sqm (675 sqft)

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

