



Flat 2, 53 Bateman Street, Cambridge, CB2 1LR  
Guide Price £385,000 Leasehold



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**A HIGHLY SPACIOUS AND CHARACTERFUL, 1-BEDROOM UPPER GROUND FLOOR APARTMENT WITH FRONT AND REAR BAY WINDOWS AND OFF-ROAD PARKING, OCCUPYING A SUPERB, NEAR-CENTRAL LOCATION CLOSE TO THE RAILWAY STATION.**

- Upper ground floor apartment
- 1 large double bedroom
- 1 reception room, 1 bathroom
- Victorian former villa
- Gas central heating to radiators
- Off-road parking space and gardens
- EPC Rating - D / 60
- Council tax band - D
- Desirable location close to the city centre and railway station
- No chain

This characterful one bedroom apartment forms part of a large Victorian property, which was formerly a semi-detached villa. The apartment itself is highly spacious and benefits from very high ceilings, period features and a wealth of light, particularly in the living area and bedroom, which both have bay windows. The property is desirably located, a stone's throw from the Botanic Gardens and within 10 minutes' walk of the railway station and city centre.

Accessed via a secure communal lobby, the apartment enters into the kitchen, which is well-appointed and equipped with an electric oven, an electric hob with an extractor hood over, an integrated dishwasher, a cupboard housing the gas-fired combination boiler and plumbing for a washing machine. The living/dining room has a large, south-facing bay window to the rear and an impressive feature fireplace. An inner hallway includes two handy storage cupboards and leads to the sizeable bedroom, which has a bay window to the front, a feature fireplace and a fitted cupboard with shelves. There is a three piece ensuite bathroom, which is partly tiled and includes a panelled bath with a shower over, wash basin and a WC.

Outside, the apartment owns the surrounding gardens of the property, which the other tenants have a right to use as well and therefore garden maintenance expenses are shared among all the apartments in the building. Flat 2 also benefits from off-road parking with an allocated space belonging to the property.

The property is being sold with the benefit of no onward chain.

**Location**

Bateman Street, which runs between Hills Road and Trumpington Road is well-placed for the railway station, city centre, and the Botanic Gardens, which are all just a short walk away.

Many of Cambridge's private schools can be found in the immediate area as well as primary schooling being available at nearby St Paul's and secondary schooling at Parkside Community College. Hills Road Sixth Form College is also close by.

Local shops and restaurants can be found on Hills Road and The Cambridge Leisure Park with further shops, restaurants and a cinema are just a short walk away along Hills Road.

**Tenure**

Leasehold with a share of freehold.

Lease length is 173 years from July 1985. 133 years remaining.

Service charge is approximately £628.08 per annum (figure taken from 09/23-09/24). This is reviewed annually and adjusted according to related costs.

We understand that there is no Ground Rent on the property.

**Services**

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

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - D

**Fixtures and Fittings**

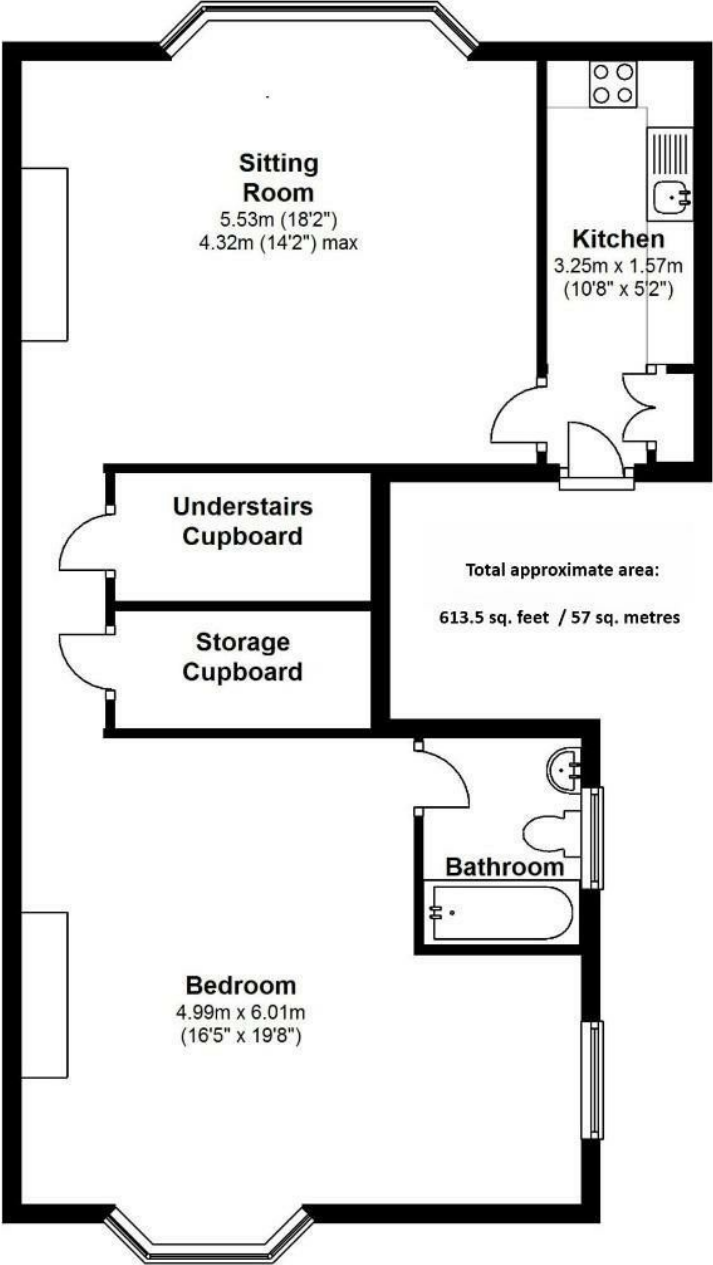
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

**Viewing**

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



Ground Floor



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



