



15 Fellows House, Lilywhite Drive, Cambridge, CB4 1GP  
Guide Price £450,000 Leasehold



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**A MODERN SECOND-FLOOR APARTMENT WITH SECURE ALLOCATED PARKING AND A PRIVATE BALCONY, ENJOYING A CONVENIENT POSITION JUST NORTH OF MITCHAM'S CORNER, CLOSE TO THE RIVER AND AVAILABLE WITH NO CHAIN.**

- 875 sqft / 81 sqm
- Undercroft parking and cycle store
- EPC – B / 85
- Electric heating to underfloor
- Council tax band – D
- Second-floor apartment
- 2 bed, 1 recep, 2 bath
- Private west-facing balcony
- Built in 2016

This modern two bed apartment forms part of a popular development, constructed in 2015 and situated close to Jesus Green, Cambridge North and the city centre. The property is tucked away, has a private balcony overlooking a communal green and has been well cared for by its owners.

The entrance hall has space for coats/footwear and a large storage cupboard. The kitchen / dining / living room is light and airy, benefitting from westerly aspects and a decked balcony from the living area with lots of light from floor-to-ceiling windows. The kitchen has been fitted with a contemporary range of units, has a small island and includes various integrated Smeg appliances including a dishwasher. There is underfloor heating throughout, controlled independently in each room.

There are two double bedrooms, the master being particularly spacious and including built-in sliding wardrobes and a generous ensuite shower room. The bathroom has been fitted with a modern suite and is complemented by attractive tiling and a heated towel rail.

Outside, the building fronts onto delightful communal gardens. This apartment has its own secure allocated undercroft parking bay and a communal bike store. There is plenty of visitors parking, stairs and lift access up to the apartment.

The property is available with the advantage of no onward chain.

**Location**

Fellows House, Lilywhite Drive forms part of a superb modern development located on the north side of the city just off Milton Road, close to the Westbrook Centre. Nearby there are a number of facilities including a Co-op, butchers, greengrocers, restaurants, public houses, River Cam, Jesus Green and Midsummer Common.

Just a short walk away is Cambridge City centre with its combination of ancient and modern buildings, winding lanes, excellent choice of pubs, bars, restaurants and wide range of shopping facilities.

Cambridge Regional College and the Science Park are close by as is the new Cambridge North Railway Station with direct links to London. Nearby primary schools include The Grove and Milton Road and the Ofsted 'Outstanding' Chesterton Community College for 11-16 year olds is less than 1.5 miles away.

**Tenure**

Leasehold  
Lease is 250 years with 240 years remaining.  
Service Charge is £2,360.00 per annum. This is reviewed annually and adjusted according to associated costs. This covers maintenance to the garage, garage gate, boiler, lift, fire doors, and cleaning to the communal areas.  
There is a separate charge of £317.00 per annum for maintenance to the outdoor space, road, play equipment and the contribution to the buildings insurance. Again this will be reviewed annually.  
Ground Rent: £350.00 per annum. This is reviewed every 10 years and the 'new revised rent' is whichever is higher: either the current rent or when calculated in line with the Retail Price Index. It appears that after the recent review, this will remain at £350.00 per annum.  
Normal covenants apply.

**Services**

Main services connected include: water, electricity and mains drainage. There is electric heating to the underfloor.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - D

**Fixtures and Fittings**

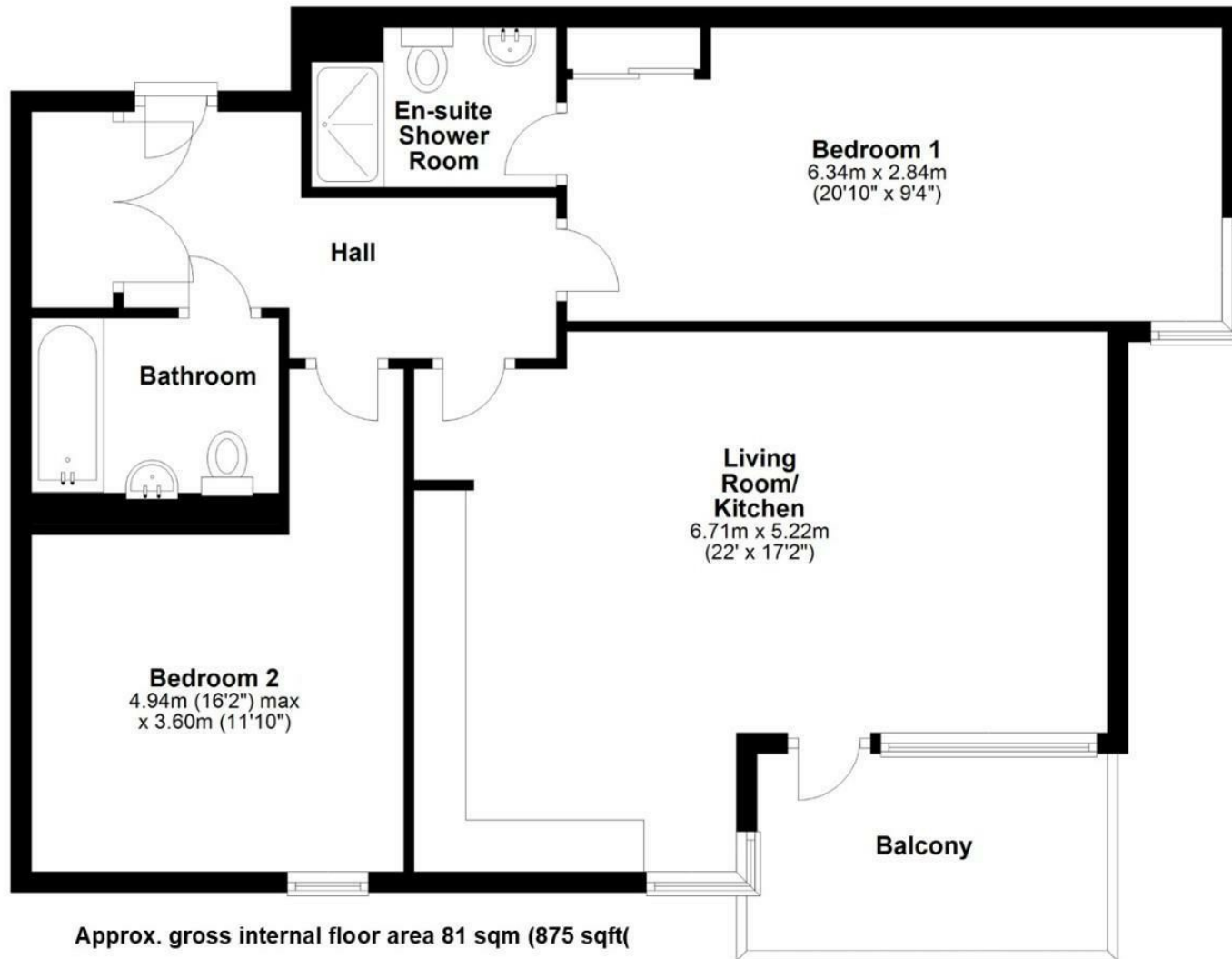
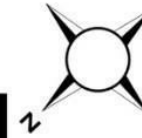
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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



## Second Floor



Approx. gross internal floor area 81 sqm (875 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	85
(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.

