



34 Petersfield Mansions, Cambridge, CB1 1BB  
Guide Price £450,000 Leasehold - Share of Freehold



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**A SPACIOUS GROUND FLOOR APARTMENT FORMING PART OF THIS HIGHLY DESIRABLE DEVELOPMENT, BEAUTIFULLY POSITIONED CLOSE TO PARKER'S PIECE AND WITH THE ADDED BENEFIT OF UNDERCROFT PARKING AND NO CHAIN.**

- 625 sqft / 58 sqm
- Leasehold - share of freehold
- Allocated undercroft parking
- Electric heating to radiators
- Council tax band - E
- Ground floor apartment
- 2 bed, 2 bath, 1 recep
- Built in the mid 1990s
- EPC – D / 68
- No chain.

This smart ground floor apartment forms part of Petersfield Mansions, a prime city development of 82 units built in the mid 1990s and set nicely back from East Road with distant views of Parker's Piece.

The entrance hall is finished with attractive herringbone-style flooring and offers space for coats and footwear and further storage within an airing cupboard, which houses the hot water cylinder. There is a generous bay-fronted living/dining room with attractive panelling, boasting pleasing views over Petersfield Common. The kitchen has been fitted with a range of base and eye-level units; integrated appliances include a dishwasher, double oven and an electric hob with an extractor over.

There are two good sized bedrooms, both benefiting from southerly aspects. The master bedroom is particularly spacious and includes an ensuite shower room. The bathroom is located just off from the main hall and has been fitted with a white three-piece-suite.

Secure electronic gates lead to the parking area, which includes a number of visitor spaces and access to the underground parking space (34). Residents have access to lockable storage units and cycle racks adjacent to the underground car park.

#### **Location**

Petersfield Mansions is located in one of Cambridge's most popular and prestigious residential areas in the city centre. The location allows convenient access to a wide range of local facilities including a variety of shops and services, local schooling, recreational parks and is close to the mainline railway station, city centre, the colleges and departments of the University of Cambridge and Anglia Ruskin University, Hills Road and Long Road Sixth Form Colleges.

Outside, the property has a communal courtyard garden, and off-road driveway access to the underground car park. The property is being sold with one allocated underground parking space. There is also underground secure bicycle storage space.

#### **Tenure**

Leasehold - Share of freehold.

Lease is 999 years in length with 968 years remaining.

Service Charge is £2034.00 per annum. This is reviewed annually and adjusted according to associated costs.

Ground Rent is £200.00 per annum. This is reviewed every 25 years. This is adjusted at each review in line with the Retail Price Index. As the leaseholders own the freehold, the practice is to take the ground rent and pay it back into the income and expenditure accounts to offset against maintenance charges.

#### **Services**

Main services connected include: water, electricity and mains drainage. There is no gas at the property.

#### **Statutory Authorities**

Cambridge City Council.

Council Tax Band - E

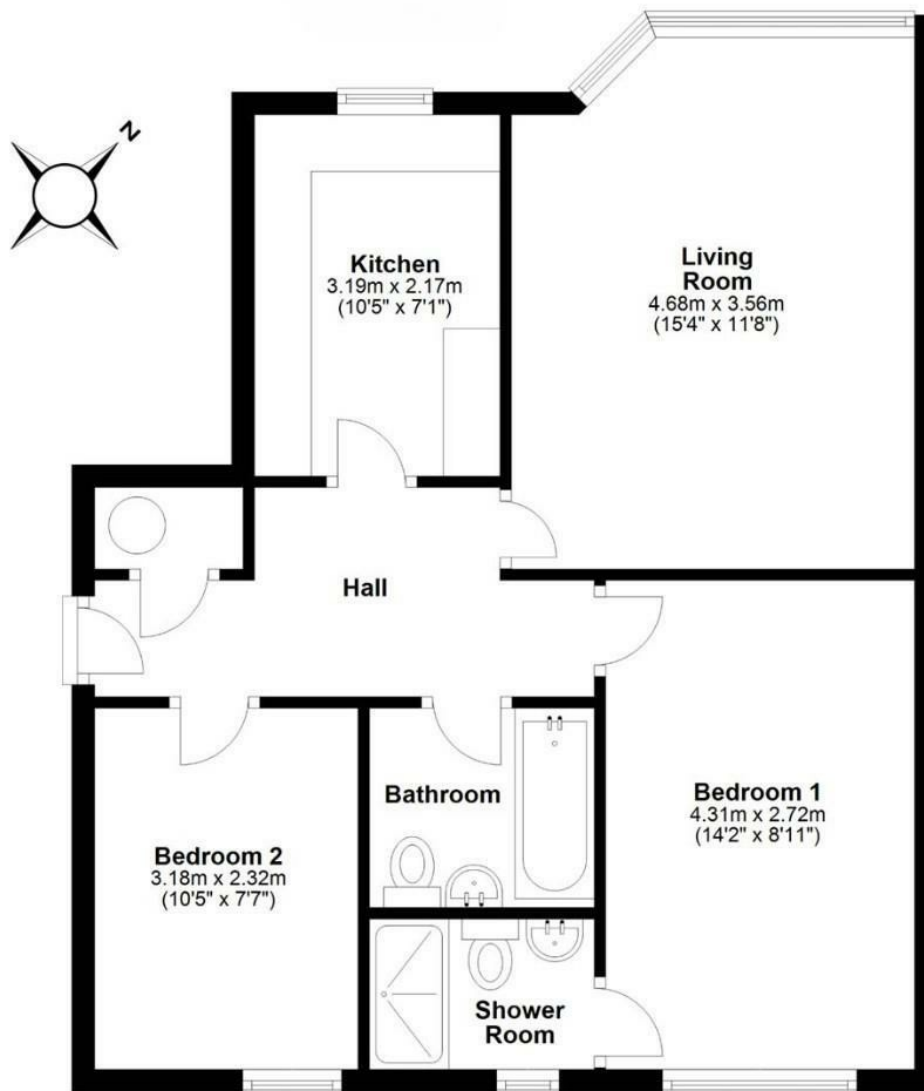
#### **Fixtures and Fittings**

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.





Approx. gross internal floor area 58 sqm (625 sqft)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



