



15 Yeoman Drive, Cambridge, CB3 0GY
Guide Price £300,000 Leasehold



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A VERY NICELY APPOINTED TWO BEDROOM FIRST FLOOR APARTMENT IN A POPULAR DEVELOPMENT JUST OFF HUNTINGDON ROAD WITHIN CYCLING DISTANCE OF THE CITY AND CATCHMENT FOR THE CAMBRIDGE UNIVERSITY PRIMARY SCHOOL

- Excellent location close to Eddington
- Easy access in and out of the City centre
- Two double bedrooms
- Balcony with a pleasant outlook

Two bedrooms – bathroom – kitchen – sitting/dining area – balcony communal grounds

Accessed via a secure communal hallway, stairs lead to the first floor and the apartment which has an entrance hall with useful storage cupboard, open plan kitchen/living room with a range of cupboards and built in appliances including oven, hob and extractor, fridge/freezer and washing machine. The kitchen area has ceramic tiled floor with wood effect flooring in the living room which has a dual aspect and double doors to a balcony which overlooks a wildlife pond and landscaped area. There are two double bedrooms and a bathroom with tiled floor and shower over bath. There is also a heated towel rail. The property is in good decorative order with gas fired central heating and double glazing and outside is allocated parking for one car.

Location

Yeoman Drive forms part of an outstanding development situated off Huntingdon Road about 2 miles from the City centre. There is a Sainsburys in Eddington and local shopping is on Thornton Road and Histon Road with state and independent schooling for all age groups available in the City. The City centre can be easily approached either on foot or by bicycle. Bus stops both in and out of the City centre are close by on Huntingdon Road.

Agents Notes

Council tax band – C

Term of lease – 150 years from 1st January 2010

Service charge - £1424 per annum

Managing agents – Chamonix Estates

Services

All mains services connected

Statutory Authorities

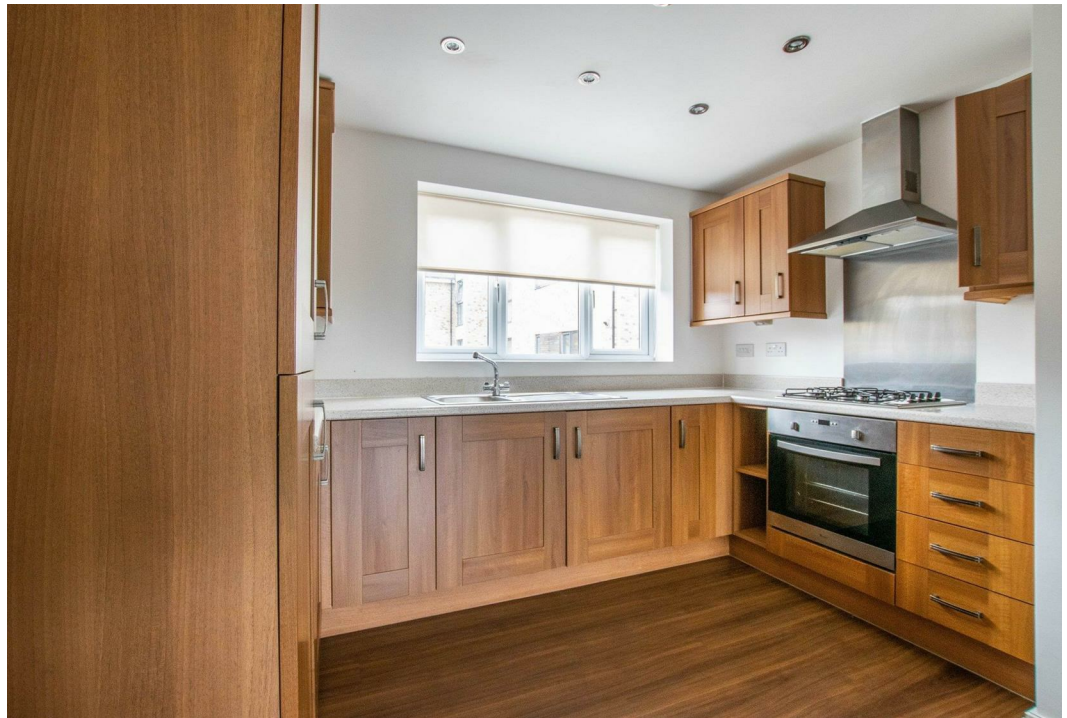
Cambridge City Council

Fixtures and Fittings

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

Viewing

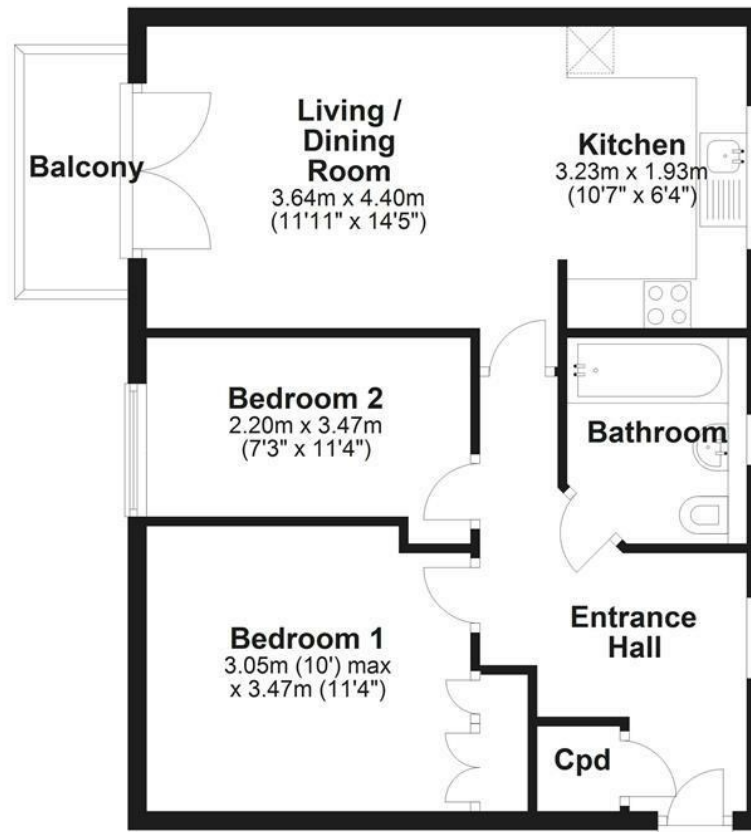
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Floor Plan

Approx. 53.4 sq. metres (574.3 sq. feet)



Total area: approx. 53.4 sq. metres (574.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

15 Yeoman Drive, Cambridge

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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	

