



7 Prince Henry Court, Victoria Road, Cambridge, CB4 3NT
Guide Price £265,000 Leasehold - Share of Freehold



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A BRIGHT AND AIRY TWO-BEDROOM, FIRST FLOOR APARTMENT BENEFITTING FROM A SHARE OF THE FREEHOLD AND NO ONWARD CHAIN, OCCUPYING A HIGHLY CONVENIENT LOCATION TO THE NORTH OF THE CITY CENTRE.

- First floor, purpose-built apartment
- Newly installed, Velfac double glazing
- Highly convenient north city location
- 1980s
- Council tax band - B
- 2 bedrooms, 1 bathroom, 1 reception
- Secure off-road parking
- Electric heating via storage heaters
- EPC Rating - C / 71

7 Prince Henry Court is an ideal two-bedroom apartment for first time buyers and investors looking to purchase in a prime city location. The apartment occupies a corner position in this purpose-built development and benefits from a wealth of light courtesy of recently installed, quality double-glazed windows.

Located on the first floor the property is accessed via a main communal lobby with a staircase to the upper floors. The entrance hall has an airing cupboard with an immersion heater and leads into the open plan living/dining room, which has a dedicated kitchen area equipped with a range of units, space for a cooker with an extractor hood over, space for a fridge/freezer and plumbing for a washing machine. There are two bedrooms, one of which is a double in size. The bathroom has a three-piece suite including a panelled bath with an electric shower over, a wash basin and a WC.

Outside, the property benefits from an allocated parking space in a secure car park, which also includes a sheltered cycle park.

The property is being sold with no onward chain.

Location

Prince Henry Court is located on the junction of Histon Road and Victoria Road, which is conveniently situated just to the north of the city centre, well placed for access to the University, Cambridge Science Park and the A14. There are local shopping facilities in the immediate vicinity with schooling for all age groups in the area including Mayfield Primary School and Chesterton Community College both within 1 mile. In addition there is a recreation ground located just off Histon Road and the city centre can be reached on foot, bicycle or bus.

Tenure

Leasehold with share of freehold.

The lease is 999 years with 993 years remaining.

There is no Ground Rent payable.

The Service Charge is currently £1799 per annum. The vendor envisages this reducing as the current payments are covering a recent window replacement project.

Services

Main services connected include: water, electricity and mains drainage. There are electric storage heaters.

Statutory Authorities

Cambridge City Council.

Council Tax Band - B

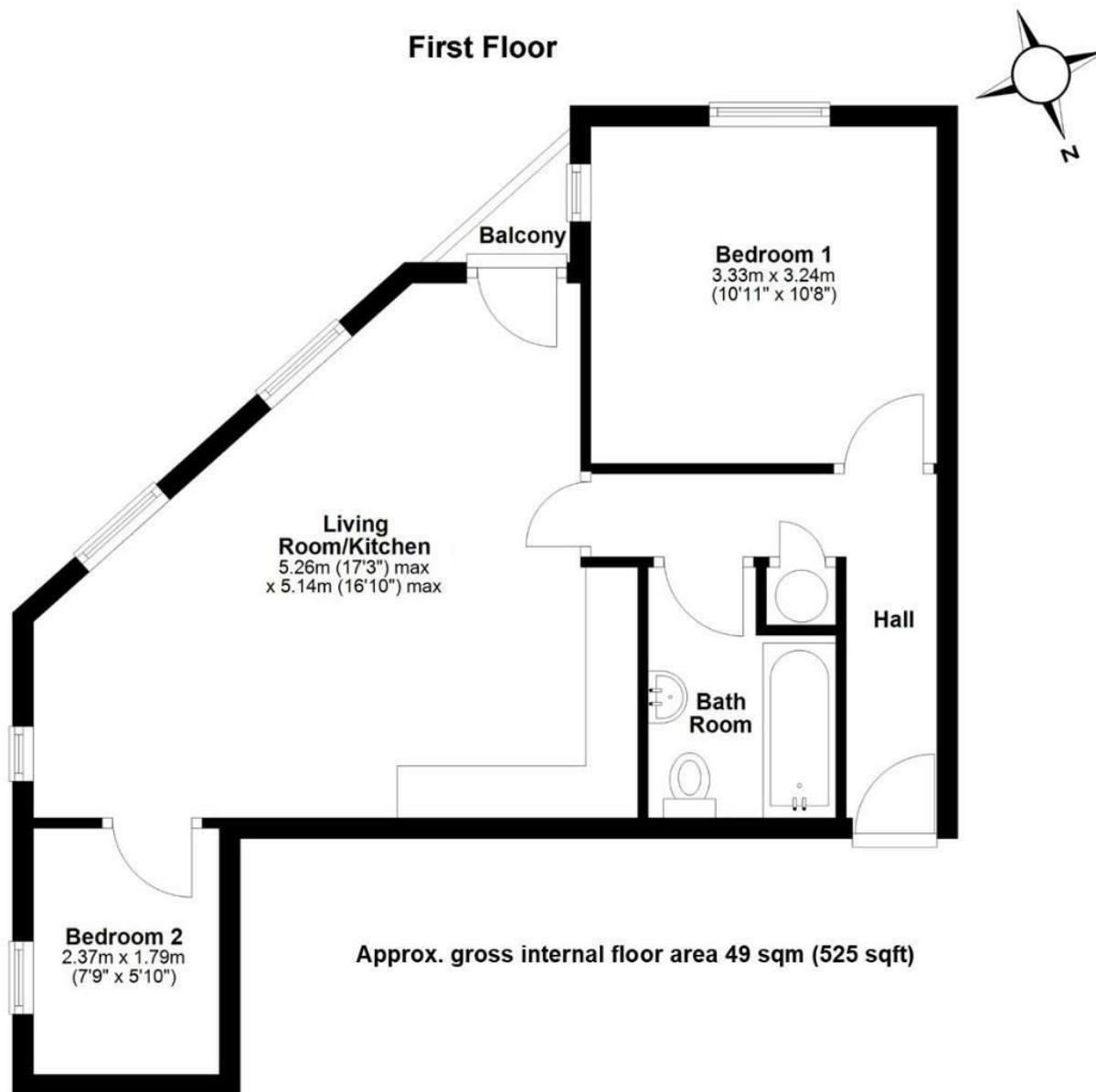
Fixtures and Fittings

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.





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	71	81
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.

