



128 Flamsteed Close, Cambridge, CB1 3FE
Guide Price £425,000 Leasehold



rah.co.uk
01223 323130

A BEAUTIFULLY PRESENTED DUPLEX APARTMENT WITH A PRIVATE GARDEN AND A SECURE PARKING SPACE LOCATED IN A MODERN DEVELOPMENT WITH FURTHER COMMUNAL GARDENS CLOSE TO CAMBRIDGE STATION AND MILL ROAD.

- 783 sqft / 72 sqm
- 2 bedrooms, 2.5 bath, 1 reception
- Private south-facing garden – 4.22m x 3.97m
- Double-glazed throughout
- No onward chain
- Duplex apartment - built in 2016
- Open plan ground floor living space
- Secure underground parking space
- Gas-fired central heating system to radiators
- EPC – B / 85

This modern two bedroom duplex apartment on Flamsteed Close occupies a quiet position within this gated development offering undercroft parking and well-maintained communal gardens, close to Cambridge Station and a wide range of facilities on Mill Road and Cherry Hinton Road.

The property, which was built in 2015 is immaculately presented throughout and benefits from a long lease approaching 990 years and an EPC rating of B.

Accommodation is arranged over two light and spacious floors measuring 783 sqft in total.

The ground floor level is largely open plan and provides an impressive kitchen/reception area with a feature staircase and wide, glazed sliding doors opening to a private landscaped courtyard garden. The kitchen is well-equipped and provides an extensive range of modern units and drawers with granite working surfaces and a peninsula housing a bespoke bookcase and an induction hob with an extractor fan above. There is a range of further integrated appliances. A reception hall leads to a WC/utility room housing a gas-fired boiler and plumbing for a washing machine.

Upstairs, the first-floor landing leads to two spacious double bedrooms, both benefiting from ensuite shower rooms. Bedroom one provides a built-in double wardrobe.

Outside, there is an enclosed courtyard garden, which has been landscaped and has a south-facing aspect. The property has use of communal gardens and has one allocated parking space within the underground parking area.

Location

Flamsteed Close is a modern development on Rustat Road, which lies between Mill Road and Cherry Hinton Road. Cambridge railway station is reached on foot or cycle by way of the Carter Bridge about 200 metres distant, which crosses the railway line and descends into the station grounds.

Coleridge Recreation ground is just a few minutes' walk away and includes a paddling pool, splashpad and children's playground, as well as a football field and tennis court facilities.

Cambridge Leisure - a multi-screen cinema and bowling alley complex has a number of well-known restaurants and a popular live music/comedy venue, The Junction is within the immediate vicinity. Supermarket shopping is also available at Cambridge Leisure with Tesco and Sainsbury mini supermarkets. The railway station has mainline services into London's King's Cross and Liverpool Street stations from around 48 minutes. Schools in both the state and independent sectors for all age groups are within the city, and Hills Road Sixth Form College is a short walk away.

Tenure

Leasehold

Lease is 999 years with 989 years remaining

Service charge is £2400 per annum, which is reviewed annually and adjusted according to costs. This includes building insurance.

Ground rent is £350 per annum. This is reviewed every 25 years (next review 25th December 2040), and is increased by £350 at each review. This scenario is then reviewed in its entirety when the lease reaches 125 years old in 2140.

The managing agent is PPM (Prime Property Management).

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

Fixtures and Fittings

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

Viewing

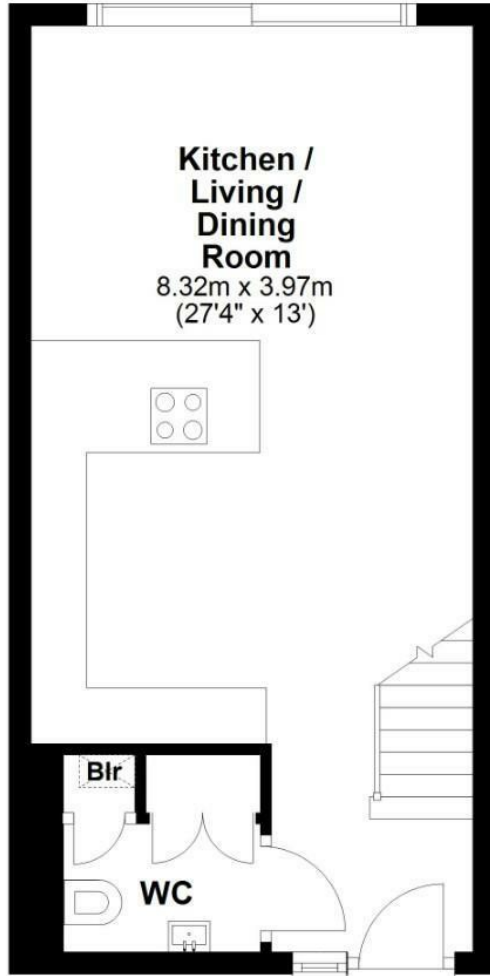
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





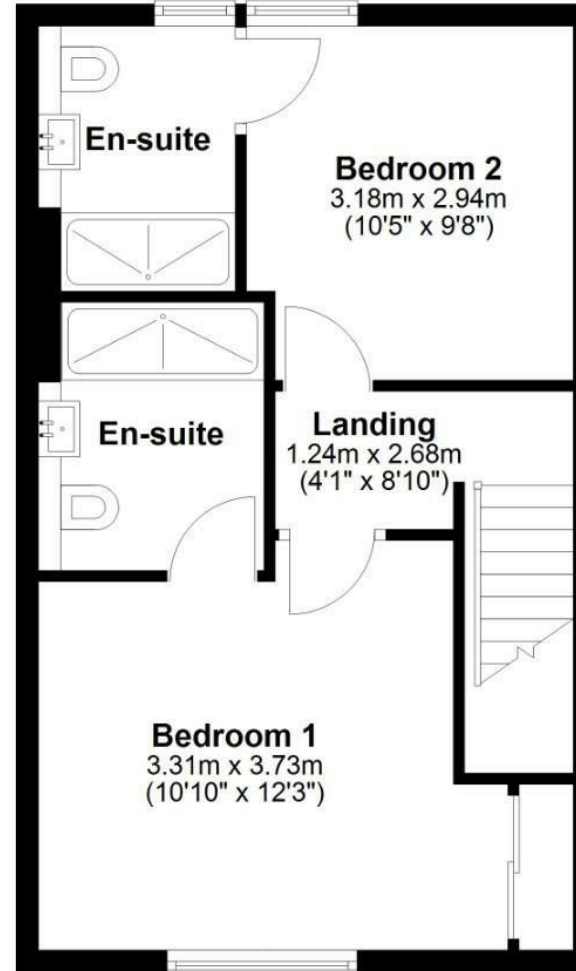
Ground Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.1 sq. feet)



Total area: approx. 72.8 sq. metres (783.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

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		



