12 Sovereign Place, Apollo Way, Cambridge, CB4 2TG

Guide Price £245,000 Leasehold

REDMAYNE ARNOLD & HARRIS

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A WELL-PROPORTIONED, TWO-BEDROOM GROUND FLOOR APARTMENT OFFERING COMFORTABLE, PRACTICAL LIVING IN A PEACEFUL SETTING, WITH AN ATTRACTIVE OUTLOOK ACROSS AN OPEN GREEN SPACE. AVAILABLE WITH NO ONWARD CHAIN.

- Ground floor apartment
- 575 sqft / 53 sqm
- Electric heating to storage radiators
- Spacious living room with door to patio area
- Overlooks green space
- 2 bedrooms, 1 bathroom, 1 reception room
- Leasehold property
- Allocated parking
- Built in 2002
- South facing

The apartment is entered via a private entrance into a welcoming central hallway, which provides access to all principal rooms and incorporates useful built-in storage, ensuring coats, shoes and household items can be neatly tucked away.

The living room is a bright and inviting reception space, benefitting from a large window that frames attractive views across the adjoining green space. The pleasant outlook and abundance of natural light creates an ideal setting for both relaxing and entertaining, with ample room for comfortable seating and a dining table.

The kitchen is fitted with a range of wall and base units providing generous storage and worktop space, together with space for a cooker, dishwasher, fridge/freezer and a washing machine. Its practical layout makes excellent use of the available space, with natural light enhancing the room's bright and airy feel.

Bedroom one is a spacious double room with two fitted wardrobe cupboards positioned to the rear of the property, offering ample space for a double bed and a range of bedroom furniture. A large window provides excellent natural light, creating a comfortable and peaceful retreat. Bedroom two is a versatile room that can comfortably accommodate a single bed or serve equally well as a home office, nursery or guest bedroom, making it ideal for modern lifestyles.

The family bathroom is fitted with a three-piece suite comprising a panelled bath with a shower over, wash hand basin and a WC. The room is well presented and designed for practical everyday use.

Agent's Note:
No pets allowed.

Location
Apollo Way sits in a popular residential pocket of Cambridge, about 1.5 miles north from the city centre. With easy access to shops, cafés, green spaces and transport links, it’s a well-connected location that balances everyday convenience with a quieter setting. It is well placed for access to Cambridge Science Park, Cambridge North Railway Station and the A14. Local shopping facilities are available in the immediate area, as well as on Milton Road. A doctor's surgery and good schooling is close by.

Tenure
Leasehold
Lease is 125 years (commencing 1 January 2002) with 102 yeas remaining.
Service Charge is approximately £860.00 per annum. This is reviewed annually and adjusted according to associated costs.
Ground rent is £150.00 per annum and split into two six monthly payments. The Ground Rent is reviewed every 25 years where it then doubles. Next review is in 2028.

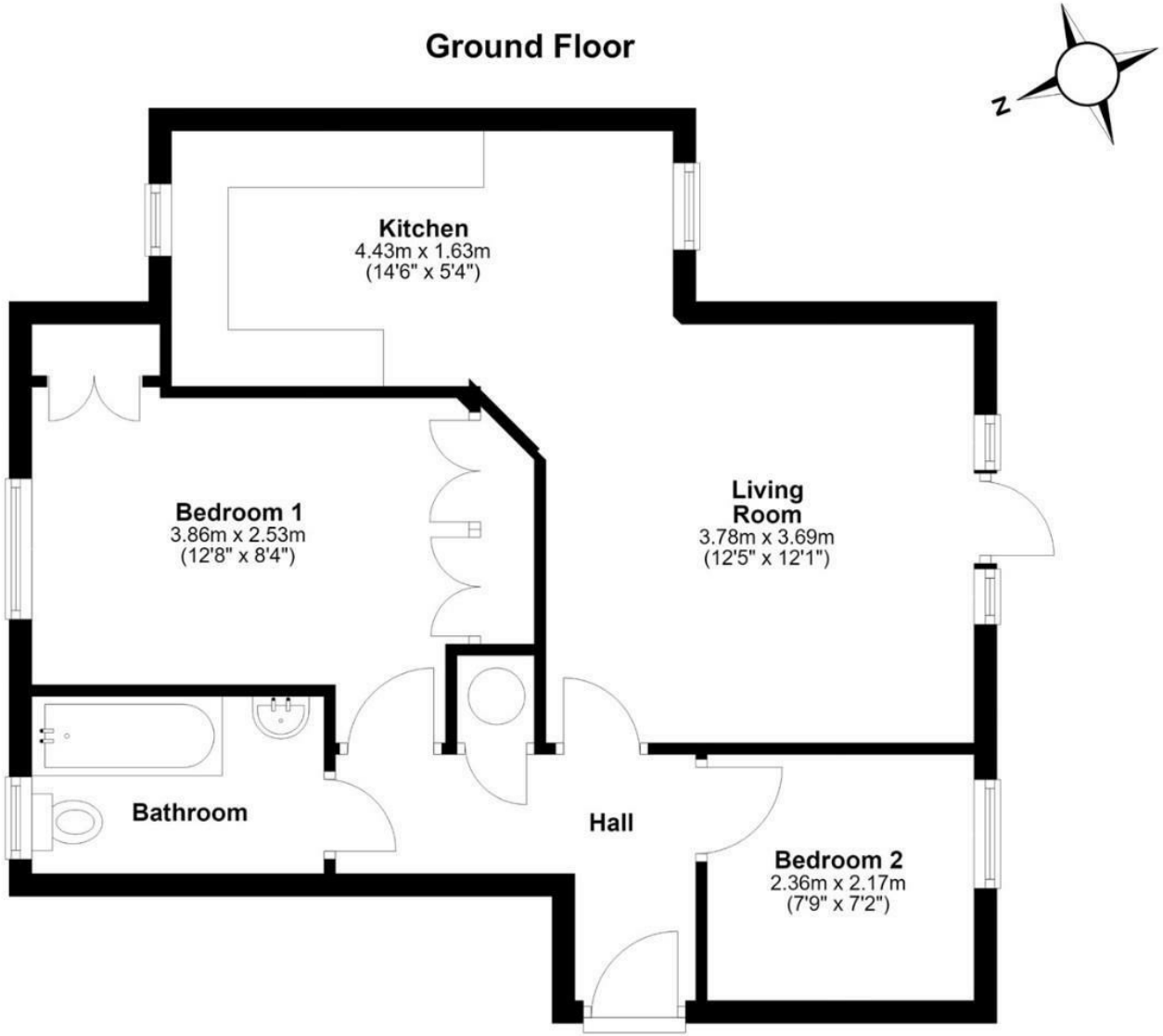
Services
Main services connected include: water, electricity and mains drainage. There is no gas to the property.
There is fibre broadband connected.

Statutory Authorities
Cambridge City Council.
Council Tax Band - B

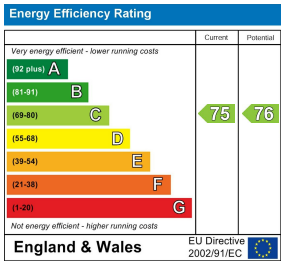
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

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

Ground Floor



Approx. gross internal floor area 53 sqm (575 sqft)



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.