

6. Cambanks, Cambridge, CB4 1PY

Guide Price £300,000 Leasehold - Share of Freehold

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A FULLY REFURBISHED, TOP FLOOR APARTMENT OFFERING WELL-APPOINTED, BRIGHT AND AIRY ACCOMMODATION INCLUDING 2 DOUBLE BEDROOMS, OCCUPYING A POPULAR AND CONVENIENT LOCATION A SHORT DISTANCE TO THE NORTH OF THE CITY CENTRE. NO ONWARD CHAIN.

- Refurbished top floor apartment
- 650 sqft / 60 sqm
- Bright and airy accommodation
- Gas-fired heating to radiators
- Built in the 1960s
- 2 double bedrooms, stylish shower room
- Excellent north city location
- Open-plan living space with generous kitchen
- Generous, pleasant communal gardens
- No onward chain

This superbly presented apartment has been subject to comprehensive refurbishment, which includes, but is not limited to, upgrading the kitchen and shower room, installing quality flooring, replumbing the property and rewiring to the kitchen and bathroom. Overall, it offers spacious, bright and well-arranged accommodation, which is ideally suited to first-time buyers or investors. The property forms part of an established, purpose-built development built in the 1960s and is set in mature grounds close to the River Cam, the city centre, Science Park and Cambridge North railway station.

Occupying the top floor, the apartment is accessed via a secure, communal entrance hallway. The apartment's own entrance hall includes a built-in cupboard and opens into the impressive, open-plan living space and kitchen area, which has a dual aspect with wall-to-wall windows either side. The kitchen has a range of white fitted units with ample work surface space, integrated appliances including an electric oven with an induction hob and an extractor hood over, a dishwasher, space for a washing machine, fridge/freezer and a wall-mounted combination boiler.

An inner hallway provides access to the bedrooms, both of which are double in size, and the shower room. Stylishly refitted, this includes a walk-in shower cubicle, a wall-hung wash basin with a drawer, a WC and a heated towel rail.

Outside, there are well-kept and mature communal grounds and residents parking, which is available on a first-come, first-served basis. The property also has an allocated, secure basement storage area.

Location
Cambanks is an established scheme situated off Union Lane, which forms part of a much-admired residential area approached from Chesterton High Street, lying just north of the city centre.

It is well-placed for access to the city, one mile from the city centre, the Cambridge Science Park, the A14 / M11, and Cambridge North mainline railway station. There are a range of good shopping facilities nearby as well as a good bus service into the city centre.

Tenure
The property is leasehold with share of freehold.
The lease is held on a term of 999 years from 1963. 936 years remaining.
There is a service charge of £4,000 payable per annum. We are advised £2,000 of this sum is currently being raised to pay for new roofs for all blocks. The remainder covers maintenance of the communal areas and includes the water bill.
The service charge is reviewed annually and adjusted according to costs.
We are advised there is no ground rent payable.

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - C

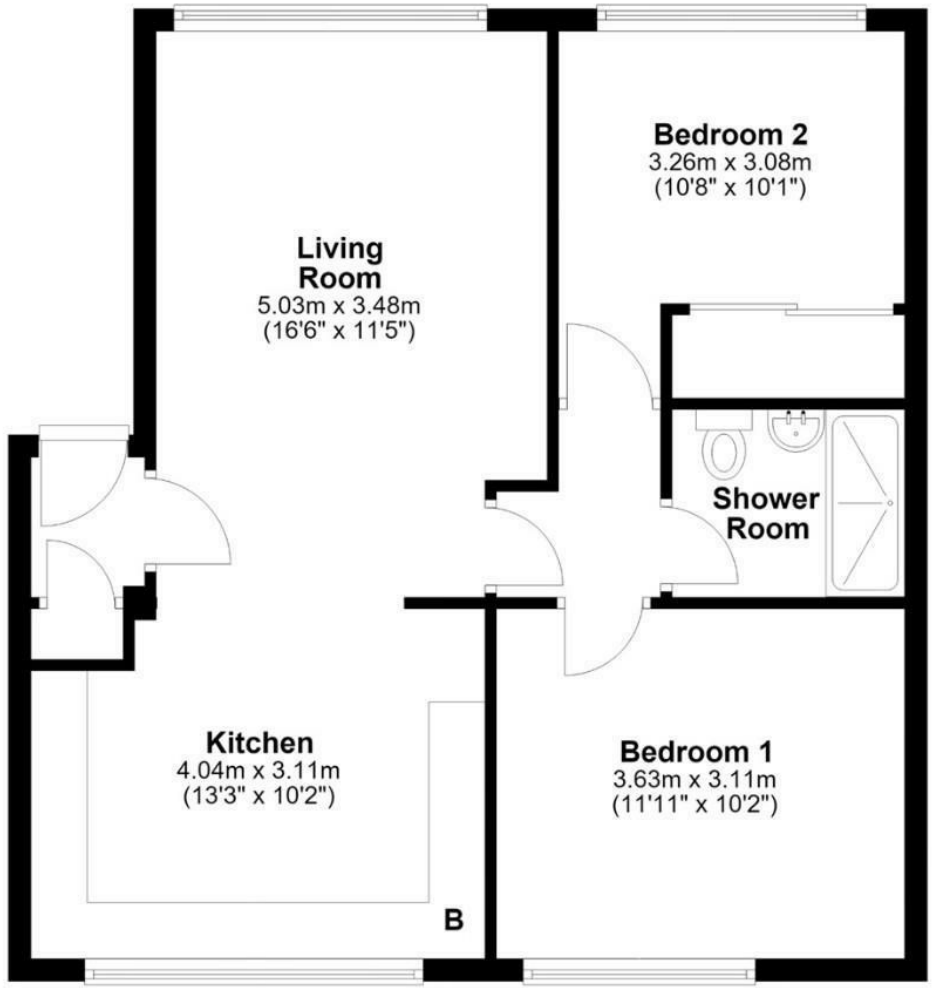
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

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

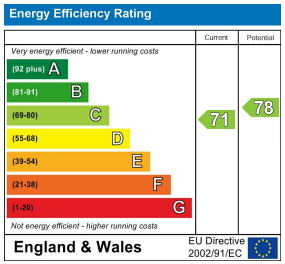




Third Floor



Approx. gross internal floor area 60 sqm (650 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.







