



33 Pearl Close, Cambridge, CB4 1QD  
Guide Price £365,000 Leasehold



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**A BRIGHT TWO BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT WITH  
ALLOCATED PARKING, JUST OVER A MILE FROM THE CITY CENTRE AND  
CAMBRIDGE NORTH STATION. AVAILABLE WITH NO ONWARD CHAIN.**

- First Floor apartment
- 2 bedrooms, 2 bathrooms
- Built in 2005
- Allocated parking
- Council tax band - B
- 750 sqft / 69.7 sqm
- Open-plan kitchen/living/dining room
- Electric heating to radiators
- EPC - C / 75
- Convenient for the city centre.

This delightful apartment forms part of Pearl Close, a popular development built in 2005, situated in a pleasant cul-de-sac just off Union Lane.

The apartment is well set out and has a welcoming entrance hall with a useful built-in cupboard. There is a light and airy kitchen/living room benefitting from a dual aspect. The kitchen has been fitted with a range of base and eye-level units and includes various integrated appliances.

There are two double bedrooms, both with built-in wardrobes; the principal bedroom boasting an ensuite shower room, and the family bathroom is fitted with a three-piece white suite with a shower over the bath.

Outside, the property benefits from an allocated parking space and a locked bike store, which the property shares with others in the block. The building is set in well-maintained communal gardens. There is a secure communal entrance.

#### **Location**

Pearl Close is conveniently situated about 1.25 miles to the north of the city centre approached via Chesterton High Street and Union Lane. The river, Stourbridge Common and Midsummer Common are all within easy reach and a variety of shops and other facilities are at hand including local shopping on the High Street in Chesterton. The property is well placed for access to Cambridge North railway station (1.3 miles), Cambridge station (2.3 miles) and the Science Park.

#### **Tenure**

Leasehold

Lease is 150 years with 130 years remaining.

Service Charge is £2074 per annum. This is reviewed annually and adjusted according to associated costs.

Ground Rent is £361.34 per annum. This is reviewed annually and is adjusted in line with the Retail Price Index. The next review is due in 2035.

Management Company: Nightingale Gardens (Cambridge) Management Company Limited

#### **Services**

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

#### **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.

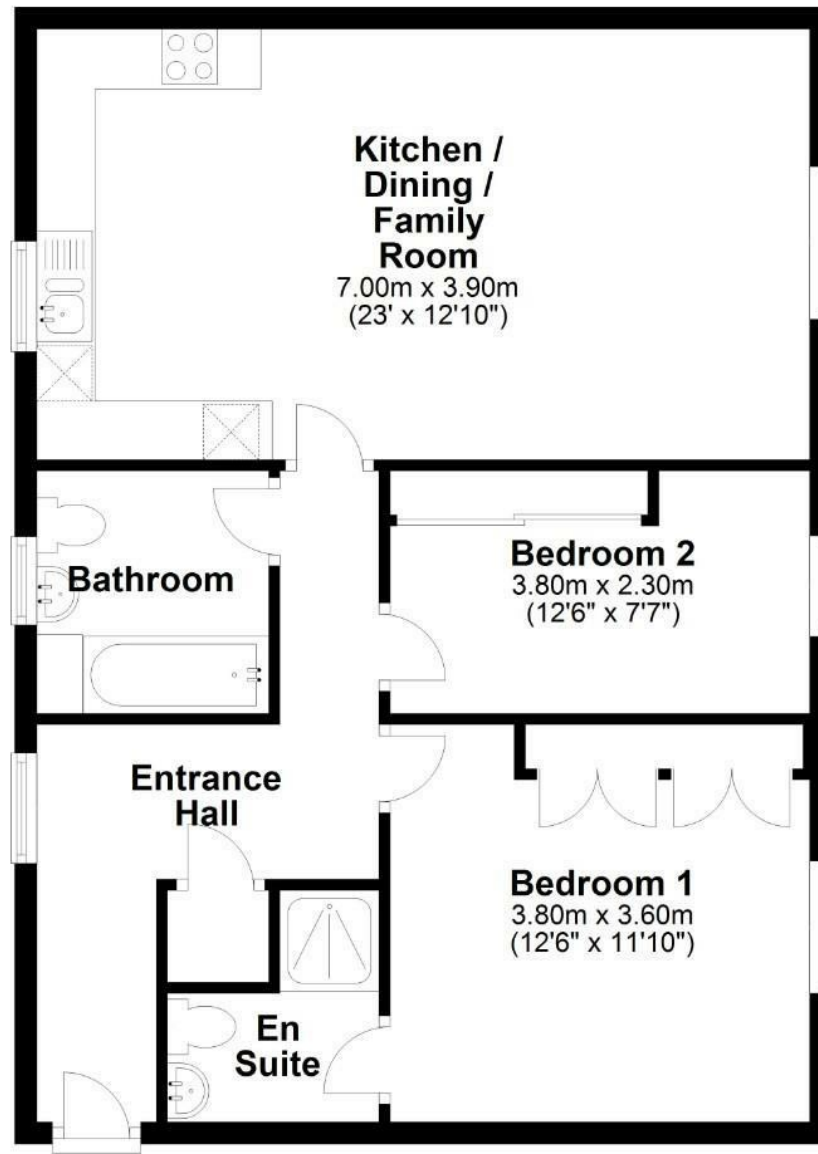
#### **Viewing**

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



## Floor Plan

Approx. 69.7 sq. metres (750.0 sq. feet)



Total area: approx. 69.7 sq. metres (750.0 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 81        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      |           |
| (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 |           |

