



Long Road

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A bright and beautifully positioned 2 bedroom ground floor apartment with allocated parking and private south-facing garden. The property enjoys a quiet, yet convenient position just off Long Road and is for sale with no onward chain.

Guide Price:
£375,000

Long Road, Cambridge,
CB2 8PS



This 2 bedroom ground floor apartment has been very well cared for and offers light and airy accommodation throughout. The property enjoys a peaceful position to the rear of Henslow House and looks south onto its delightful gardens.

There is a welcoming communal reception hall with a lift service to the remaining flats and a seating area. No.2 opens into a bright entrance hall with access to all rooms and to an airing cupboard. The kitchen has been fitted with an attractive range of units; integrated appliances include a fridge/freezer, washing machine, dishwasher, microwave, oven and electric hob with extractor over. The sitting/dining room is very bright benefitting from a dual aspect and a set of French doors which lead to the gardens. The bathroom has been finished with a modern white suite, a heated towel rail and a large, curved mirror to one wall.

There are 2 double bedrooms, both including built-in wardrobes. The master bedroom also has an en-suite shower room.

Outside, the property is set well back from Long Road behind a small wooded copse. There is allocated parking for 1 vehicle, plus visitors parking and two covered cycle storage areas. The property benefits from a fully enclosed private south-facing garden with a paved terrace. The building as a whole is surrounded by well-tended mature communal gardens.

The property is Leasehold with 106 years remaining. There is a service charge of £1884, which includes buildings insurance and upkeep of the communal areas. Currently no ground rent is payable because the freehold of the building is owned by the Henslow House Freehold Owners Ltd, of which the owner of the flat is entitled to become a member.

Pets are permitted under the terms of the Lease.







62 sqm / 672 sqft

Leasehold

Ground Floor apartment

2 bed, 1 recep, 1.5 bath

Allocated parking

2006

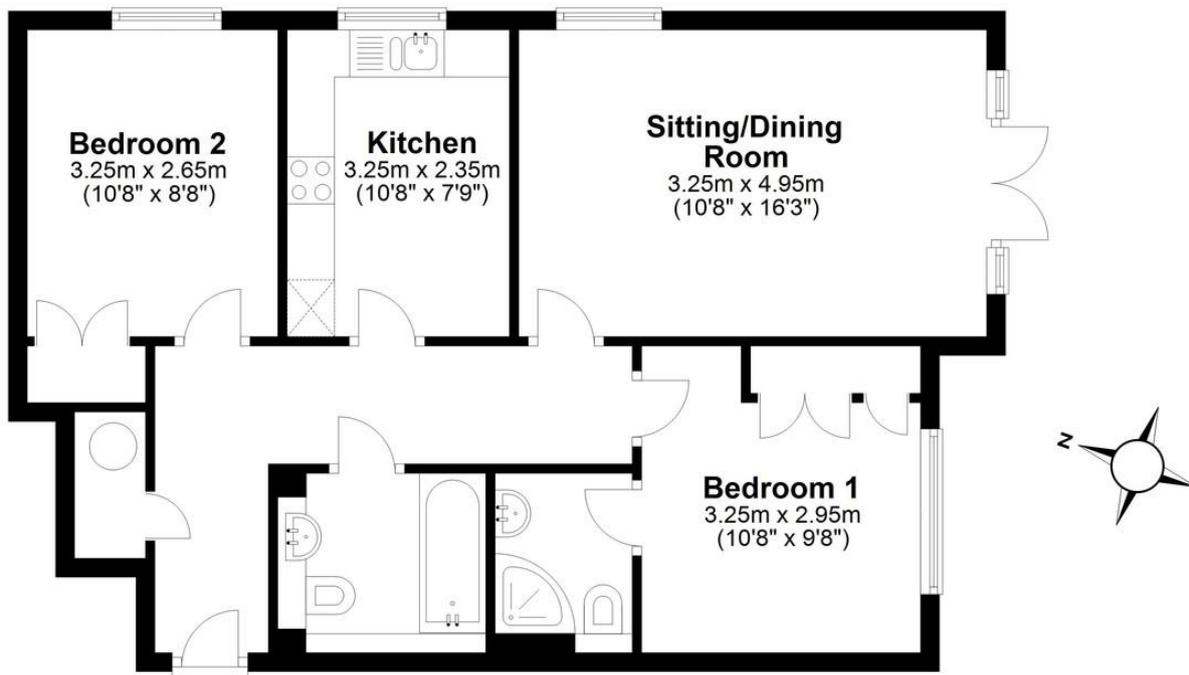
EPC - C / 79

Council tax band - C



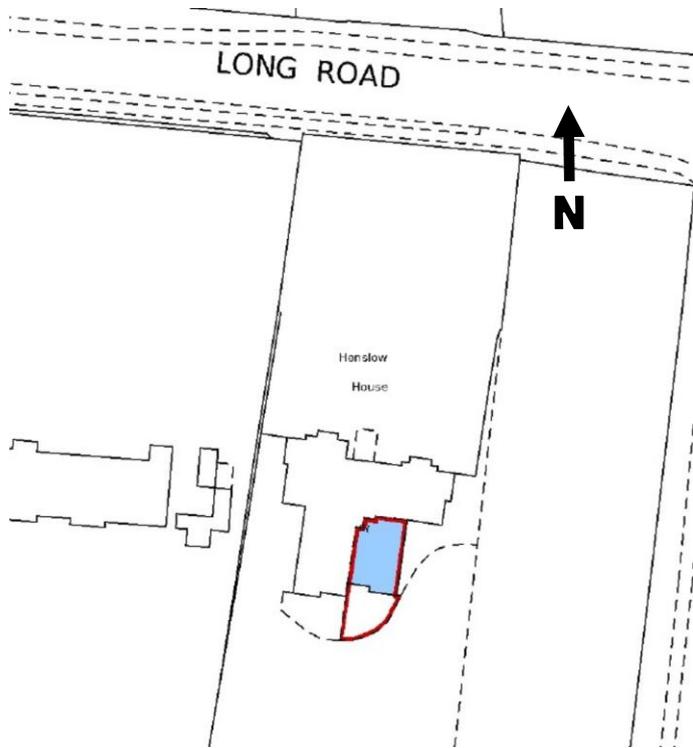
Ground Floor

Approx. 62.4 sq. metres (672.0 sq. feet)



Total area: approx. 62.4 sq. metres (672.0 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.



Henslow House is an exclusive development of just 12 apartments arranged over 3 floors. The building has been particularly well cared for since it was built in 2006. The property is conveniently situated just off Long Road and is surrounded by tranquil communal gardens.

The area is ideally placed for access to Addenbrooke's and the Biomedical Campus which is less than a mile away. Cambridge City Centre is just 2 miles north with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Cambridge Railway Station is a short cycle or bus ride from Henslow House and offers direct services to London, Birmingham and Peterborough.

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