



82 sqm / 884 sqft

Undercroft parking

Leasehold

2016

First-floor apartment

EPC - B / 88

2 bed, 1 recep, 2 bath

Council tax band - D

Great Northern

A stunning, modern first-floor apartment with south-facing balcony and undercroft parking. The property enjoys a prime city location, metres from Station Square with its wide range of facilities and for sale with the benefit of no onward chain.



Offers Over
£500,000



This exceptional 2 bedroom apartment was redecorated throughout about 18 months ago and is presented to a meticulous standard. The property enjoys a most convenient position, a 30 second stroll from Station Square with its variety of bars, restaurants and local supermarkets. Underfloor heating and triple glazing throughout contribute to a very energy efficient home.

The accommodation briefly comprises a spacious entrance hall with 2 useful storage cupboards and access to a stylish bathroom, finished with a modern white suite and complemented by attractive tiling, inset spotlights and a heated towel rail. Of particular note is the property's impressive open-plan kitchen/living/dining room, which is wonderfully light and benefits from southerly aspects. The kitchen has been fitted with an attractive range of units and has various integrated Siemens appliances.

There are 2 double bedrooms, the master bedroom is particularly spacious and has built-in sliding wardrobes, coupled with an en-suite shower room.

Outside, there is a communal garden located on the east side of the building. There is an allocated undercroft parking bay directly underneath the apartment. In addition, there is ample bike storage, only accessible to the 12 apartments located in the block.

The lease has about 994 years remaining and there is an annual service

charge of around £3500 paid quarterly and an annual ground rent of £400.



First Floor

Approx. 82.2 sq. metres (884.5 sq. feet)



Total area: approx. 82.2 sq. metres (884.5 sq. feet)

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

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Approx. 82 sqm
(884 sqft)



Great Northern Road is a modern development, less than 18m high, built in 2016 by 5 star, award winning house builder, Hill Residential and is conveniently situated just 0.1 miles from Cambridge Railway Station.

The Botanical Gardens can be reached on foot in just 5 minutes and Cambridge City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities is less than a mile away.

Station Square offers a wide variety of amenities and the building is within 30 seconds of Amazon, Microsoft, Apple and Deloitte offices.

The railway station has mainline services into London's Kings 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.

COOKE
CURTIS
& CO

hello@cookecurtis.co.uk
www.cookecurtis.co.uk
+44 (0) 1223 508050

40 High Street
Trumpington
Cambridge CB2 9LS