



VIDEO TOUR AVAILABLE  
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71 sqm / 758 sqft

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Allocated parking

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Leasehold

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2013

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Penthouse Apartment

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EPC - B / 81

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3 bed, 1 recep, 2 bath

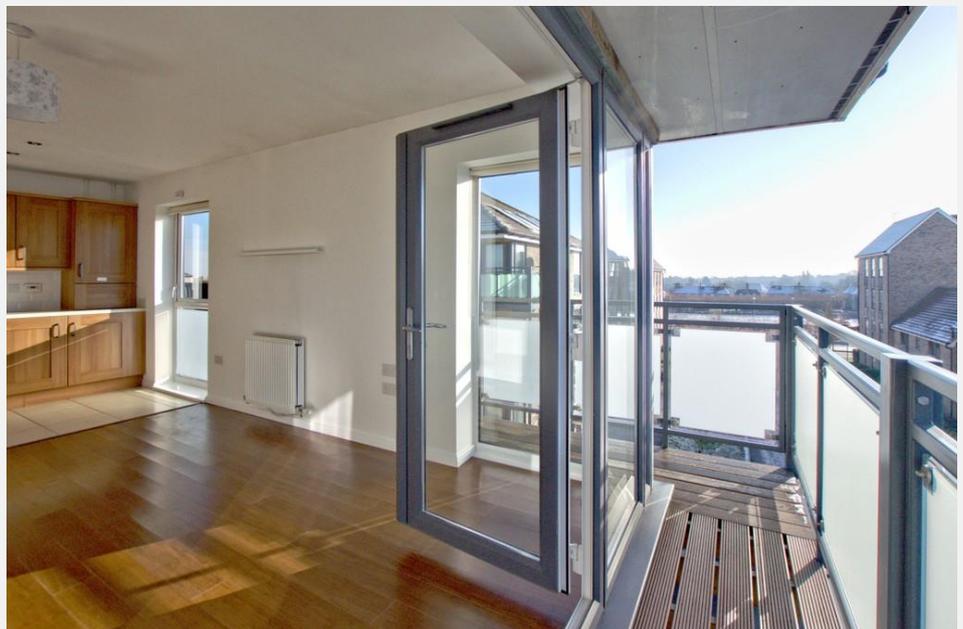
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Council tax band - C

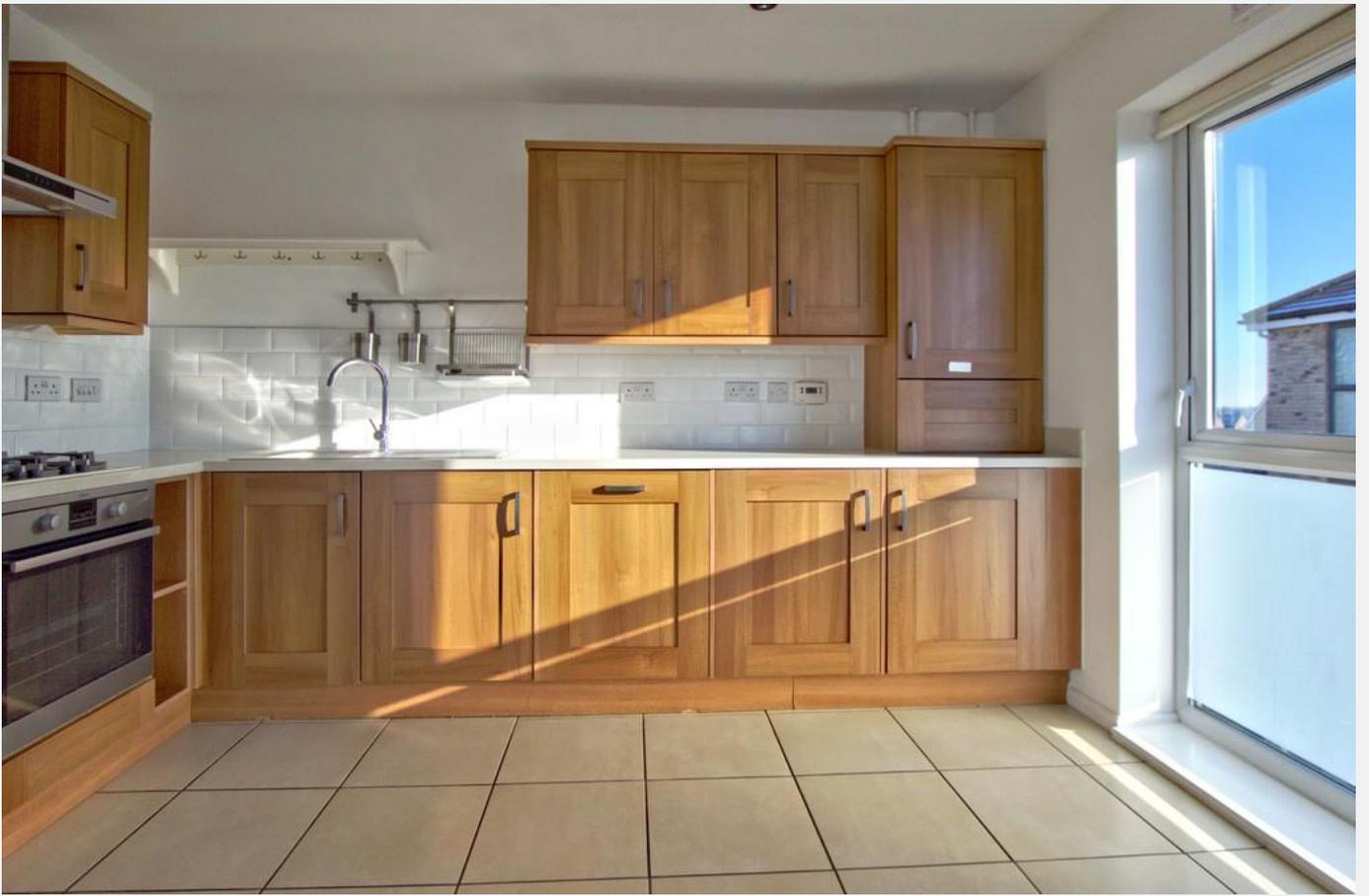
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Yeoman Drive

A very smart Penthouse apartment with a south-facing wrap-around balcony, offering delightful views over the city skyline and for sale with the benefit of no onward chain.



Guide Price  
£375,000



Yeoman Drive is a select development, built in 2013 and set just off the Huntingdon Road. It has been cleverly designed with plenty of parking and attractive communal areas. No.45 undoubtedly has one of the best positions, being penthouse and boasting wide, distant views from its south-facing wrap-around balcony.

The accommodation briefly comprises an entrance hall with built-in storage cupboards with access to a stylish bathroom, finished with a modern white suite, complemented by attractive tiling and a heated towel rail. The open-plan kitchen/living/dining room is wonderfully bright and benefits from a south-facing wrap-around balcony. The kitchen has been fitted with an attractive range of units and includes various integrated appliances.

There are three good sized bedrooms, the master bedroom includes built-in cupboards, coupled with an en-suite shower room, finished with a modern white suite.

Outside, there is an allocated parking space which can be seen from the accommodation and a bike storage room. The communal entrance halls are bright and well maintained.

The lease has about 140 years remaining and there is a current service charge of around £1595.20 paid yearly and ground rent of £268.70 paid yearly.

Yeoman Drive is a convenient city location set just off the Huntingdon Road via Lawrence Weaver Road and is within easy reach of New Hall, Churchill and Fitzwilliam Colleges. It falls within the school catchment for Mayfield Primary School and Chesterton Community College. The new Cambridge University primary school is also within striking distance.

Local shopping is available on Histon Road and there is a Sainsbury's superstore a few minutes walk away in Eddington where Argos and Dulcedo Patisserie can also be found. Just over a mile away is Cambridge City Centre with its combination of ancient and modern buildings, winding lanes and wide range of shopping facilities.

Transport communications are excellent with regular bus services, cycle paths and the A14/M11 road networks being situated nearby. The property is a few miles from both Cambridge Central and Cambridge North Railway Stations with direct links to London.



### Third Floor

Approx. 70.5 sq. metres (758.4 sq. feet)



Total area: approx. 70.5 sq. metres (758.4 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.

Total area:  
Approx.  
70 sqm (758 sqft)



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