



10 Harvey Goodwin Gardens, Cambridge, CB4 3EZ  
Guide price £250,000



## Floor Plan

Approx. 31.9 sq. metres (343.5 sq. feet)



Total area: approx. 31.9 sq. metres (343.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

- Ground floor with garden access
- Resident parking
- 999 year lease
- EPC rating C

A well-planned one-bedroom, ground-floor apartment, in a popular and quiet development with private parking, mature communal gardens, and a 999-year lease.

The apartment is in good condition and is about 343 sq. ft. It has the benefit of direct access onto the communal gardens. Access is via a secure entry phone system; the living space has been carefully laid out. The kitchen includes fitted units and an oven, hob and extractor as well as space for appliances, and there is a breakfast bar. The living area has a glazed door providing direct access and views to the communal gardens.

The bedroom is a good double room and has extensive fitted wardrobes. The bathroom has a bath with a shower over, a basin and a WC.

The windows are double-glazed and there is electric heating.

Outside, the gardens and grounds are mature and well-tended, making the setting and surroundings a real advantage. There is plenty of resident parking, bike storage space and bin stores.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(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	

### Council tax band:

Tenure: Leashold, 985 years remaining, Ground rent: £Nil. Service charge: £1540 p.a.

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