



49 Longworth Avenue  
Cambridge, CB4 1GU

**Guide price £285,000**



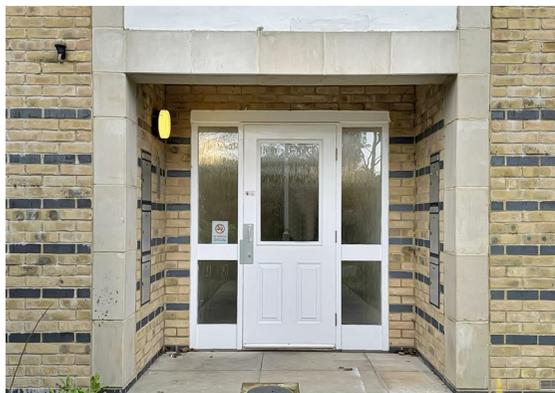
## 49 Longworth Avenue Cambridge, CB4 1GU

- No chain
- Ground floor
- Large one bed apartment
- Excellent location

A larger-than-average and well-presented one-bedroom, ground floor flat, with an allocated parking space, located in a quiet spot in a very popular development minutes from the center of Cambridge.

Extending to over 715sqft, this modern flat has excellent dimensions and subsequently offers spacious accommodation. The main living area is over 5m in depth and has large window overlooking the communal gardens. There is plenty of space for both living and dining.

The kitchen is very well equipped with a range of low—and high-level units. It has granite worktops, an under-mount sink, a 4-ring gas hob, and an integrated dishwasher and oven. The kitchen is also dual-aspect, meaning it benefits from plenty of natural light and, due to its enviable position on the development, overlooks green spaces while maintaining good levels of privacy.





The large double bedroom has two windows and integrated wardrobes. There is also a very well-presented and modern bathroom with a bath, shower above, wc, and basin. Additionally, the hallway has two useful storage cupboards.

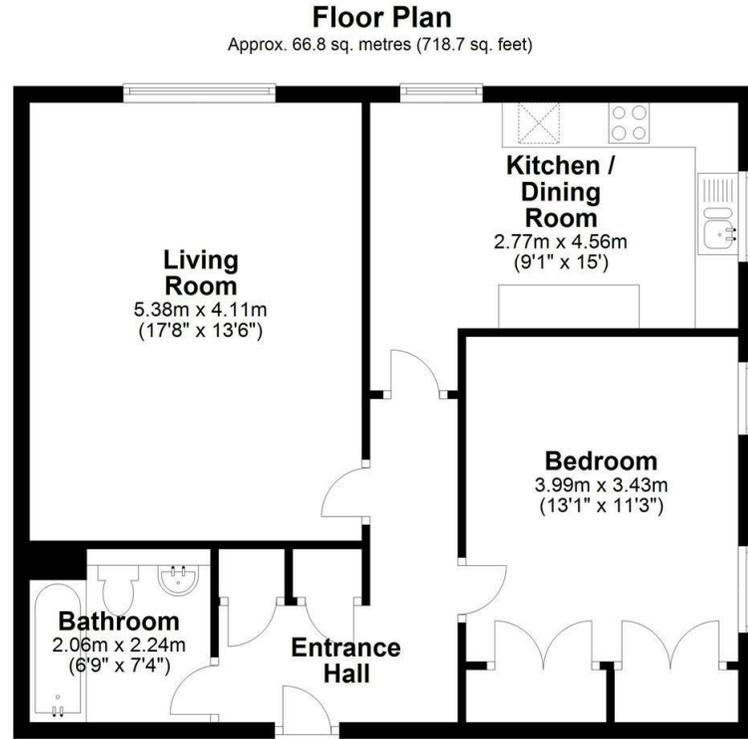
The flat further benefits from double glazing and gas central heating, as well as an allocated parking space in a gated car park. It is available with no onward chain and would make an excellent investment or first-time buy.

Longworth Avenue is a secluded development located conveniently for Cambridge North Station, the amenities in Chesterton, and is only a 4-minute cycle to Jesus Green.

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## Floor Plan



Total area: approx. 66.8 sq. metres (718.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

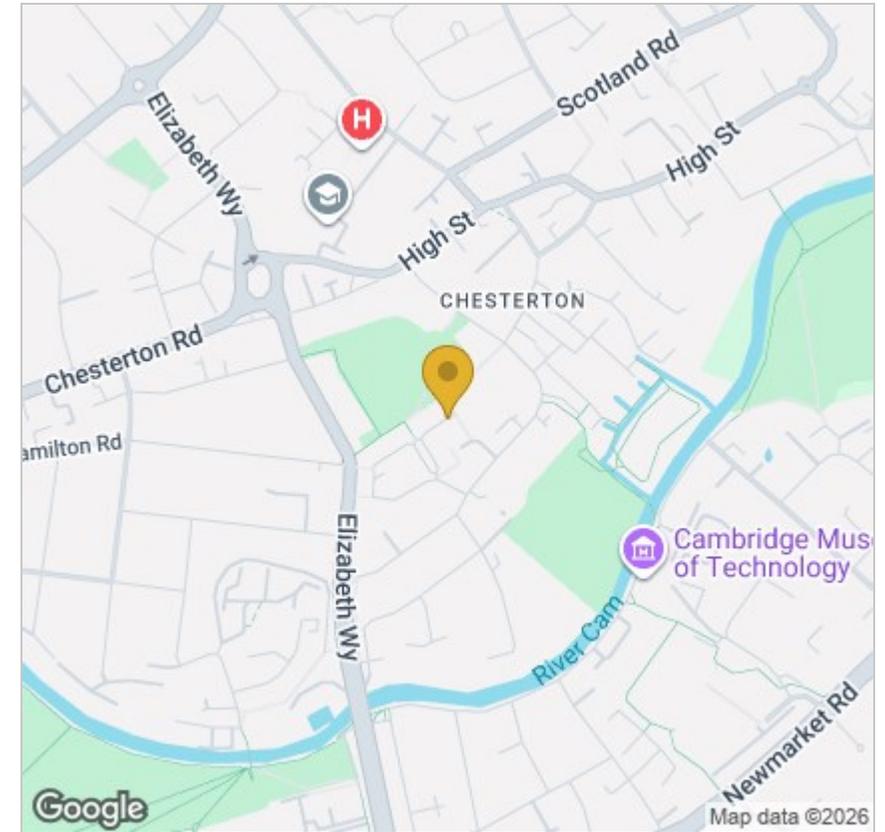
Tenure: Leasehold, 125 years of which 103 remaining.

Service Charge: £2,325p/a

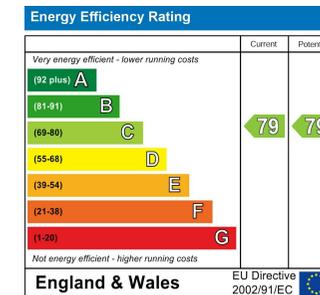
Ground Rent £205p/a

Council tax band: C

## Area Map



## Energy Efficiency Graph



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