



Broadmeadows Manhattan Drive  
Cambridge, CB4 1JS

**Guide price £350,000**



# Broadmeadows Manhattan Drive

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- No chain
- Residents parking
- Leasehold - 86 years remaining
- Electric storage heating

A modern first-floor apartment with communal parking and no onward chain, set in landscaped gardens just north of the river in De Freville, a short walk from the historic City Centre.

Briefly the accommodation comprises an entrance hall with a built-in cupboard and space for coats and footwear. There is an open-plan kitchen/living/dining room which benefits from the morning sun. The kitchen has been fitted with a modern range of units and has various integrated appliances.

There are 2 bedrooms, bedroom 1 including built-in sliding mirrored wardrobes. The bathroom has a white 3-piece suite including an electric shower over the bath.

There are delightful and well manicured communal gardens with parking.

Tenure - Leasehold  
The lease has around 86 years remaining.  
Ground rent - £95 per annum.  
Service charge - £3,700 per annum which includes exterior





maintenance of the building, maintenance of the gardens, cleaning of internal communal areas.

Broadmeadows is a modern development situated to the north of the river in a highly regarded residential area, close to Midsummer common and the river Cam.

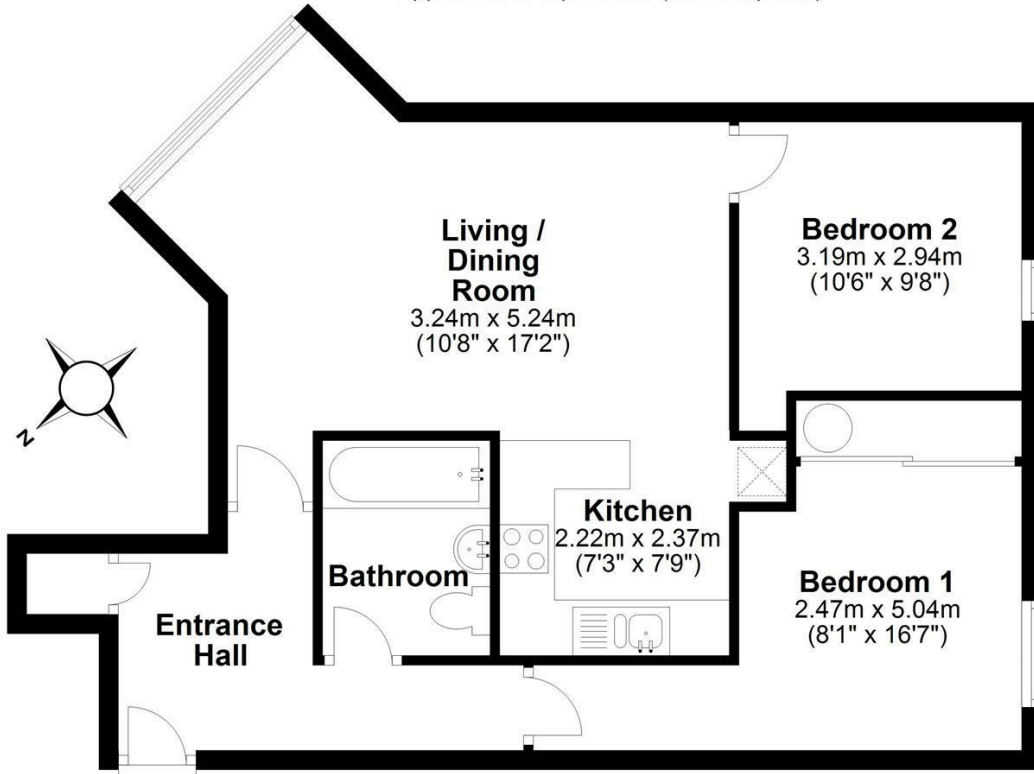
There are local amenities nearby on Chesterton Road and the city centre can be approached on foot or bicycle via Midsummer Common and Jesus Green.

Both Cambridge City and Cambridge North railway stations are within easy access and provide services to London King's Cross and Liverpool Street.



### Floor Plan

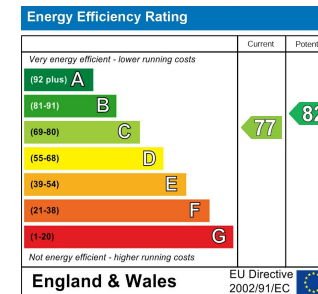
Approx. 57.8 sq. metres (621.8 sq. feet)



Total area: approx. 57.8 sq. metres (621.8 sq. feet)



### Energy Efficiency Graph



Tenure: Leasehold  
Council tax band: D

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