



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



C

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			
(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	
		72	81

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria: 154-156 Victoria Road, Cambridge, CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South: Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach: 17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com