



42 Corrie Road, Cambridge, CB1 3RB
Guide Price £300,000 Leasehold



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A BEAUTIFULLY PRESENTED AND GREATLY IMPROVED 2 BEDROOM GROUND FLOOR APARTMENT WITH ALLOCATED PARKING SPACE AND PRIVATE COMMUNAL GARDENS, WELL PLACED FOR MILL ROAD AND CAMBRIDGE RAILWAY STATION.

- Two Bedrooms • Shower Room • Kitchen • Sitting/Dining Room • Reception Hall • Communal Gardens • Parking

The Property

This bright and spacious apartment is situated in a purpose built block, tucked away near the end of a quiet no-through road, moments from Cambridge Rail Station cycle bridge and excellent facilities on both Mill Road and Cherry Hinton Road. The property has recently undertaken a complete renovation programme including new double glazing, new boiler, and new doors and flooring throughout, and would be suitable for both first time buyers and investors. A well cared for communal reception hall leads to the entrance door of the apartment. A spacious entrance hall provides a cloak area and useful built-in storage. The sitting/dining room is generous and immaculately appointed benefiting from dual aspects and lots of natural light. The modern well equipped kitchen has a matching range of low level units, eye level units and drawers, working surfaces with matching upstands and inset induction hob, integrated oven, fridge, freezer and washer/dryer. Both bedrooms are located at the rear of the property and look out to private communal gardens. The refitted shower room completes the accommodation. Outside, a walled communal garden is laid to lawn. One allocated parking space is assigned to the property.

Location

Corrie Road is located in the Romsey Town area of the City and is a short walk to the vibrant and fashionable Mill Road which enjoys a mix of independent shops, cafes, restaurants and bars. At the top of the road is a large park with play area and tennis courts. Cambridge Rail Station, Cherry Hinton Road and the historic City centre is all within walking and cycling distance.

Key Features

- Spacious ground floor apartment
- Extensively improved accommodation
- Allocated parking space
- Neat communal gardens
- No onward chain

Fixture and fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Services:

All main services are connected.

Statutory Authority:

Cambridge City Council. Council tax band - B

Tenure:

Leasehold: 125 years from June 2020.

Service charge £288 per annum

Ground rent £150 per annum

Managing agents: E&M, Berkeley House, 304 Regents Park Road, London

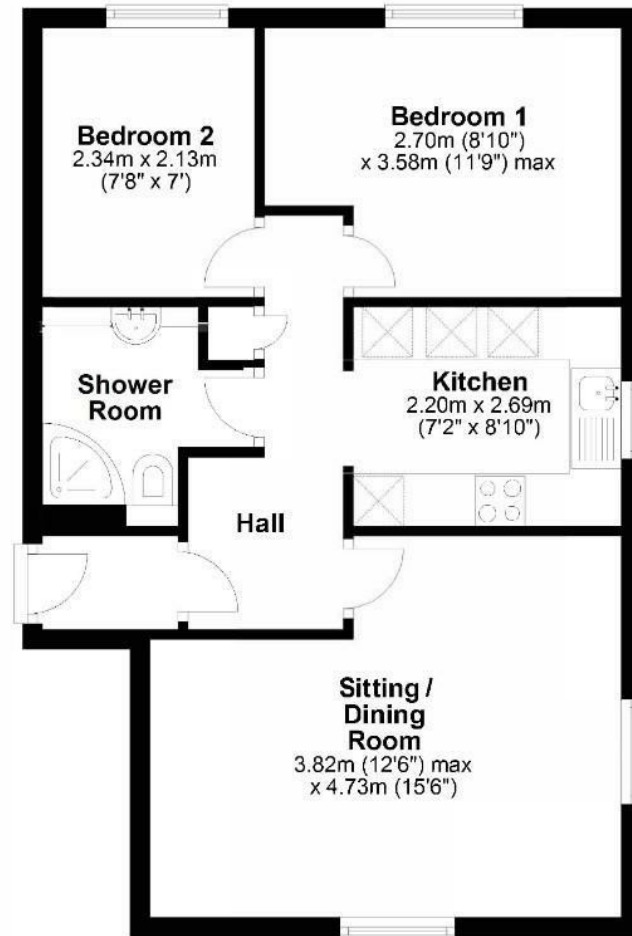
Viewing:

Strictly by appointment through the vendors sole agents Redmayne Arnold & Harris



Floor Plan

Approx. 47.9 sq. metres (515.6 sq. feet)



Total area: approx. 47.9 sq. metres (515.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

