

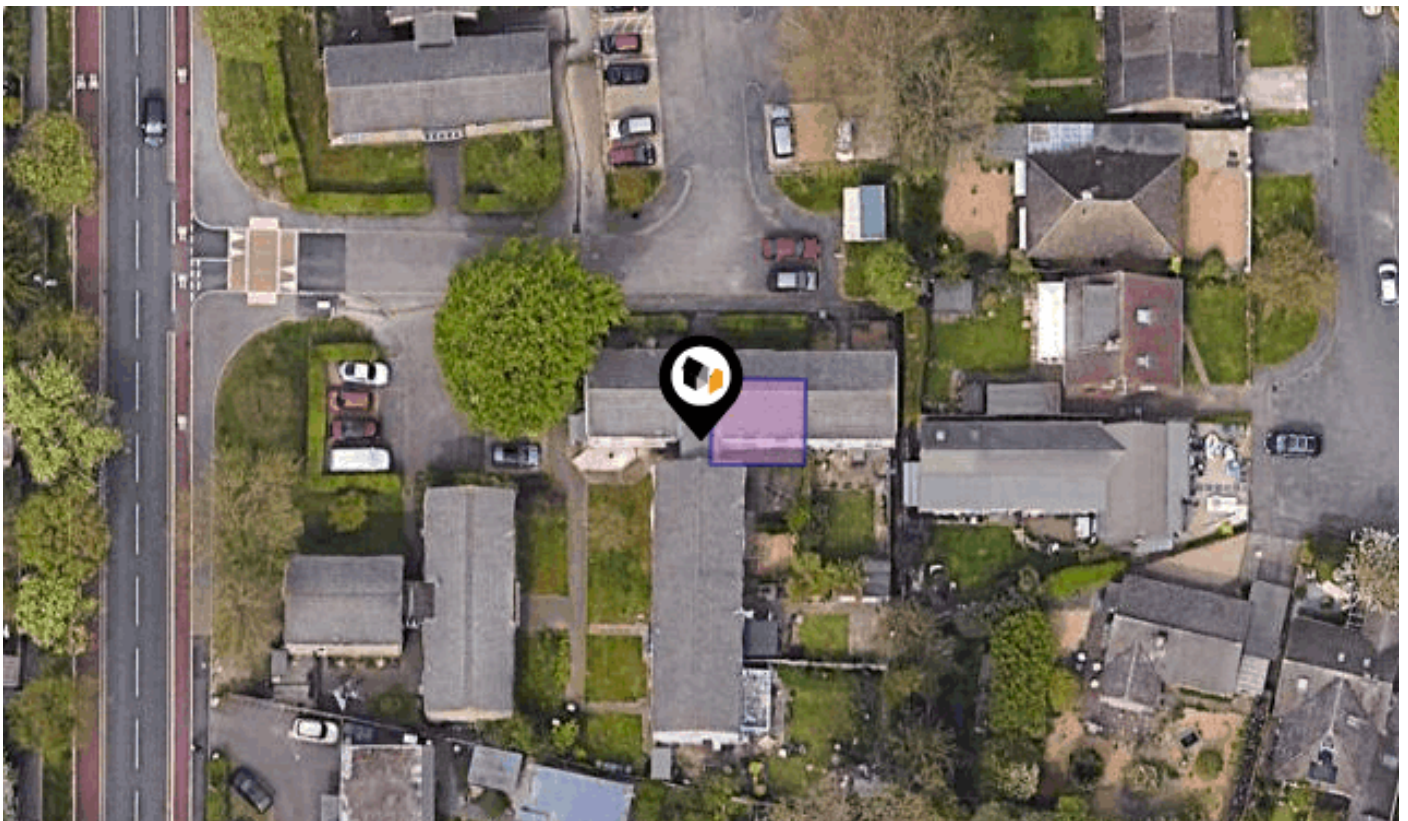


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MIR: Material Info

The Material Information Affecting this Property

Monday 01st July 2024



GILBERT CLOSE, CAMBRIDGE, CB4

Cooke Curtis & Co

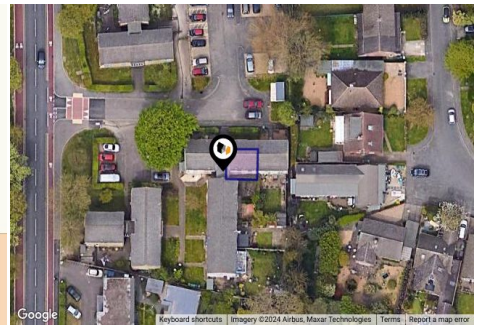
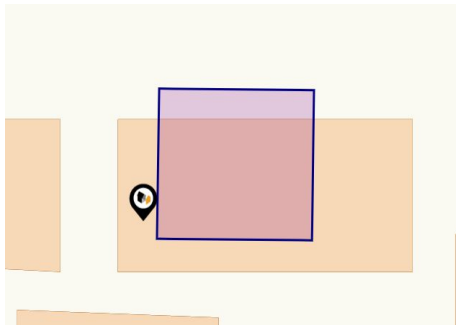
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type: Flat / Maisonette
Bedrooms: 1
Floor Area: 538 ft² / 50 m²
Plot Area: 0.01 acres
Year Built : 1967-1975
Council Tax : Band B
Annual Estimate: £1,749
Title Number: CB126067

Tenure: Leasehold
Start Date: 16/09/1990
End Date: 16/09/2115
Lease Term: from 17 September 1990 to 16 September 2115
Term Remaining: 91 years

Local Area

Local Authority: Cambridge
Conservation Area: No
Flood Risk:
 • Rivers & Seas: No Risk
 • Surface Water: Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	67 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gilbert Close, CB4

Energy rating

C

Valid until 19.04.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	1st
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Lightning:	Low energy lighting in 83% of fixed outlets
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Floors:	(another dwelling below)
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Total Floor Area:	50 m ²

Property Lease Information

The lease is 125 years long with 93 years remaining. There is a ground rent of £10 and a service charge of £450, both payable per annum.

Electricity Supply

Bulb

Gas Supply

Bulb

Central Heating

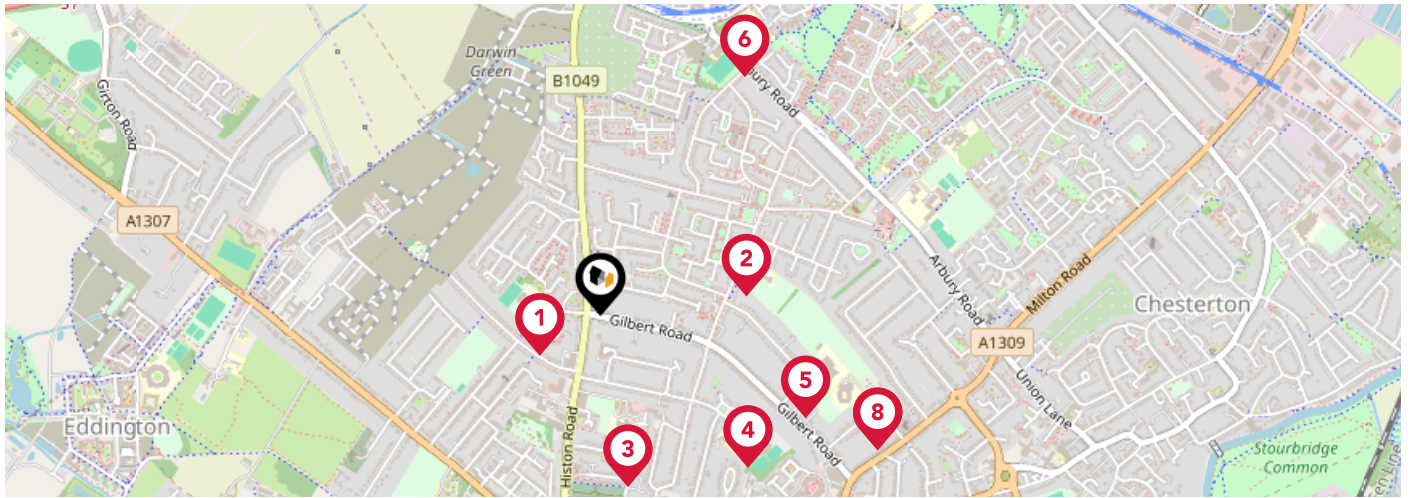
Gas Central heating

Water Supply

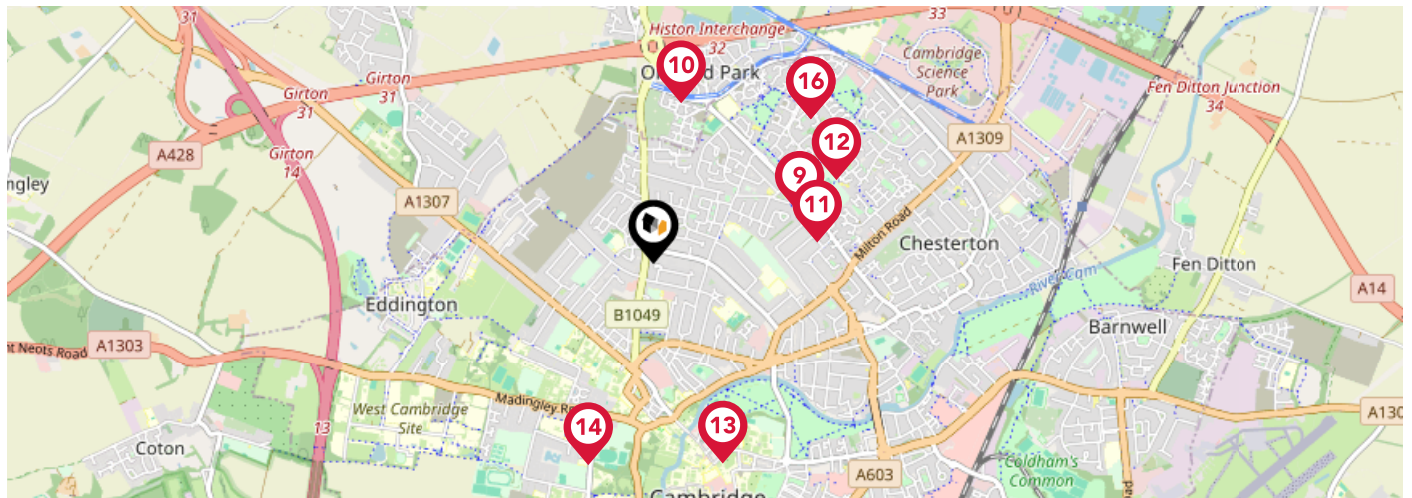
Cambridge Water

Drainage

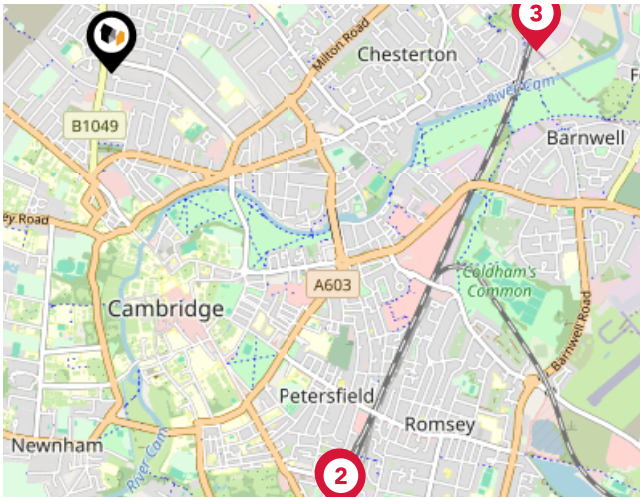
Cambridge Water



		Nursery	Primary	Secondary	College	Private
1	Mayfield Primary School Ofsted Rating: Good Pupils: 401 Distance:0.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Arbury Primary School Ofsted Rating: Good Pupils: 407 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Luke's CofE Primary School Ofsted Rating: Inadequate Pupils: 162 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Chesterton Community College Ofsted Rating: Outstanding Pupils: 993 Distance:0.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Castle School, Cambridge Ofsted Rating: Good Pupils: 198 Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Laurence Catholic Primary School Ofsted Rating: Good Pupils: 287 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Milton Road Primary School Ofsted Rating: Good Pupils: 420 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	TBAP Cambridge AP Academy Ofsted Rating: Good Pupils: 21 Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

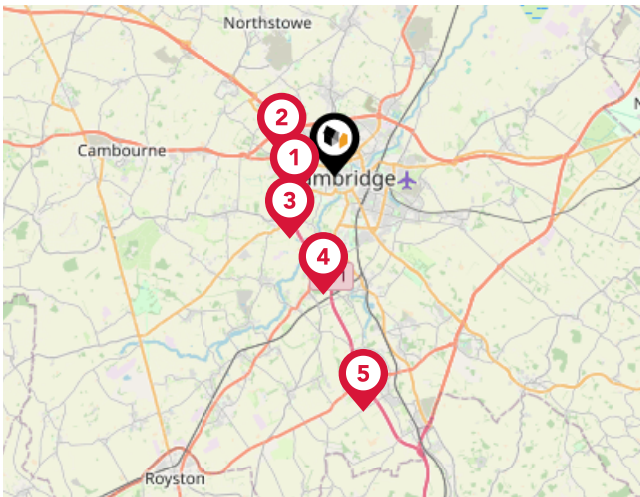


		Nursery	Primary	Secondary	College	Private
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 112 Distance:0.7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Orchard Park Community Primary School Ofsted Rating: Good Pupils: 208 Distance:0.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Cambridge Academy Ofsted Rating: Good Pupils: 465 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Grove Primary School Ofsted Rating: Good Pupils: 261 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Street CofE Primary School Ofsted Rating: Good Pupils: 110 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's College School Ofsted Rating: Not Rated Pupils: 466 Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	King's Hedges Nursery School Ofsted Rating: Good Pupils: 70 Distance:0.97	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kings Hedges Primary School Ofsted Rating: Good Pupils: 406 Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



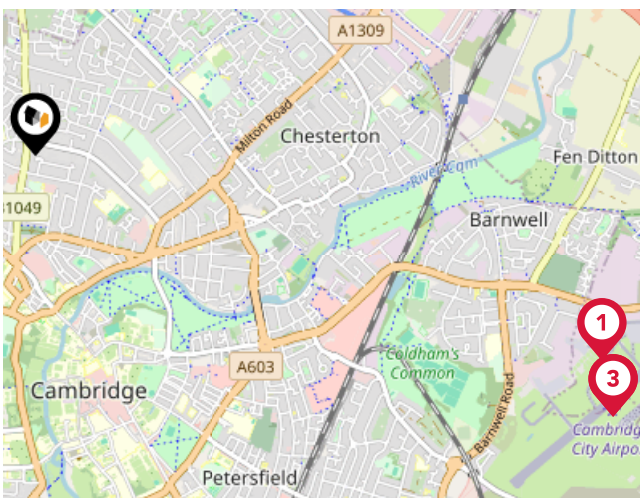
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	2.24 miles
2	Cambridge Rail Station	2.25 miles
3	Cambridge North Rail Station	1.93 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	1.66 miles
2	M11 J14	2.05 miles
3	M11 J12	2.81 miles
4	M11 J11	4.35 miles
5	M11 J10	8.66 miles

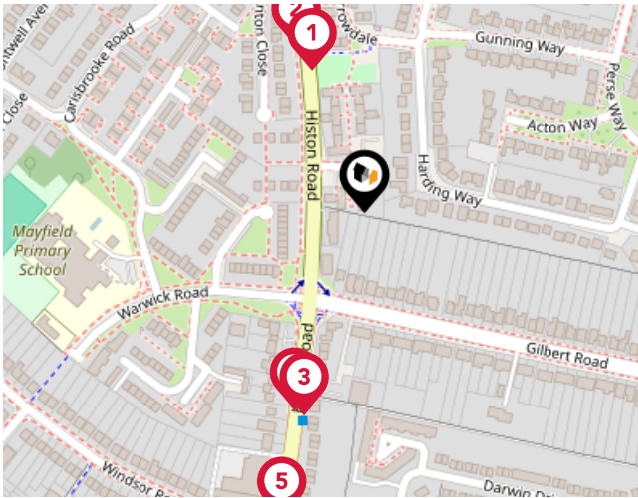


Airports/Helipads

Pin	Name	Distance
1	Cambridge Airport	2.74 miles
2	Cambridge Airport	2.88 miles
3	Cambridge Airport	2.88 miles
4	London Stansted Airport	23.83 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Carisbrooke Road	0.09 miles
2	Carisbrooke Road	0.1 miles
3	Gilbert Road	0.12 miles
4	Gilbert Road	0.12 miles
5	Akeman Street	0.18 miles



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



Cooke Curtis & Co

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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