

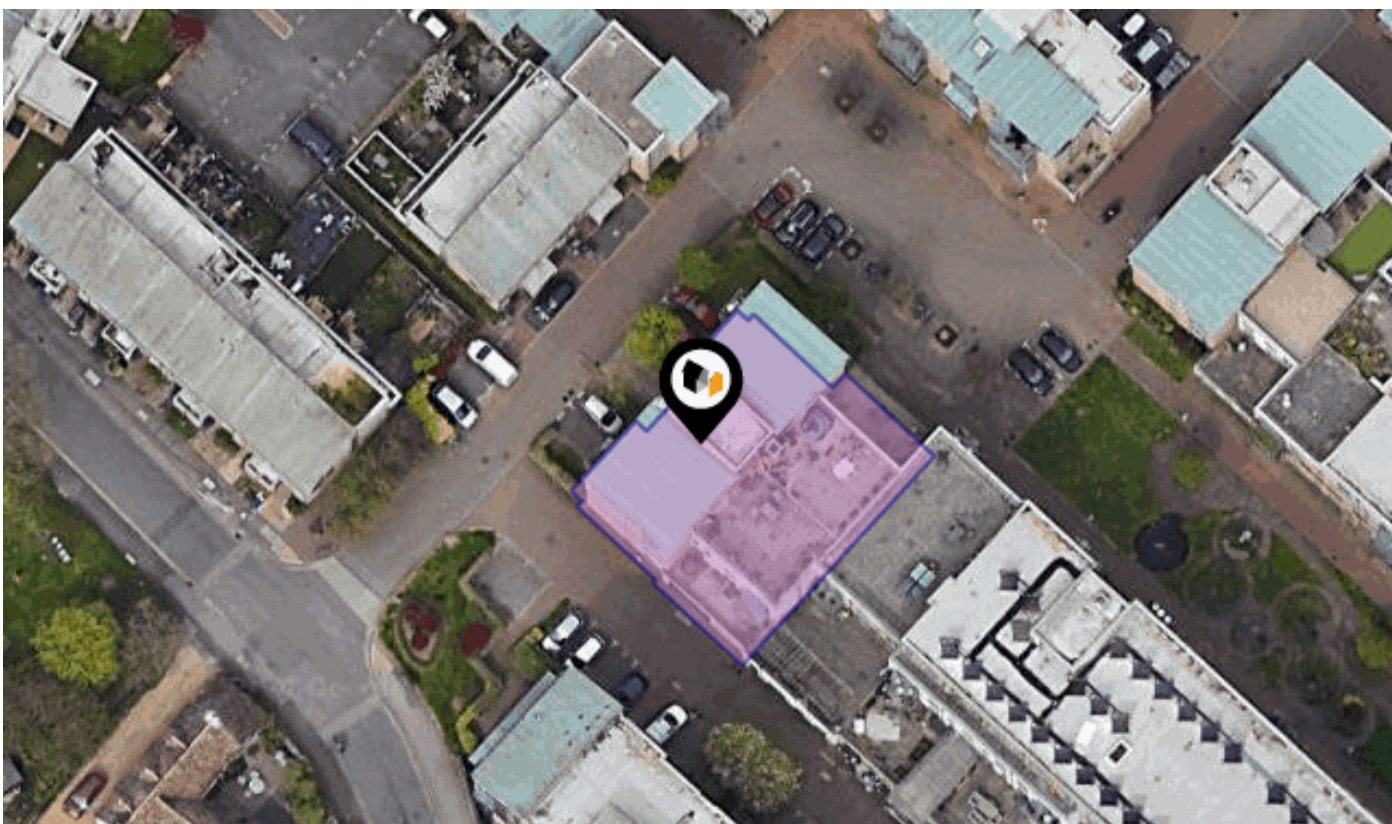


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MIR: Material Info

The Material Information Affecting this Property

Monday 09th September 2024



SCHOLARS WALK, CAMBRIDGE, CB4

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

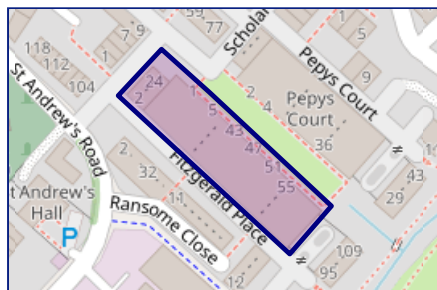
01223 508 050

Jenny@cookecurtis.co.uk

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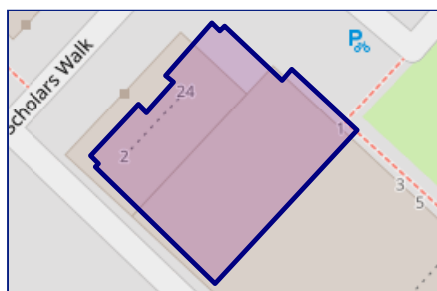


Freehold Title Plan



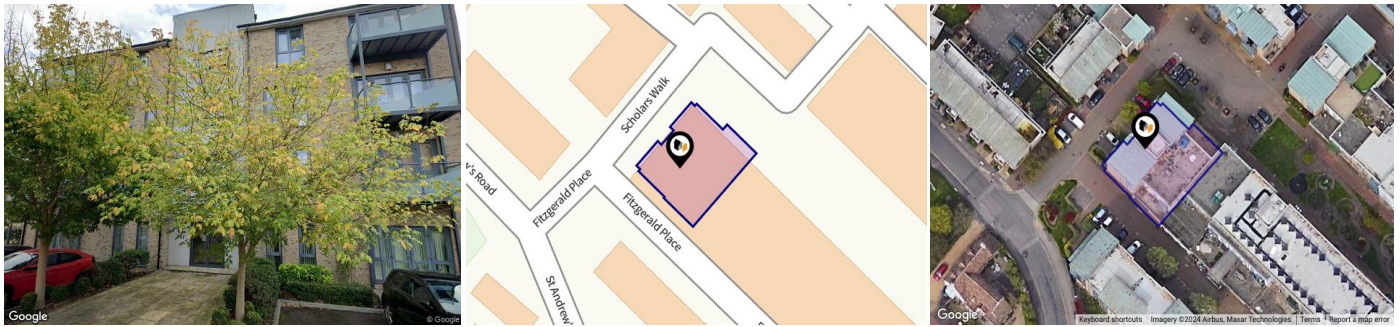
CB355694

Leasehold Title Plan



CB345290

Start Date: 27/11/2008
End Date: 01/05/2131
Lease Term: 125 years from 1 May 2006
Term Remaining: 106 years



Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	27/11/2008
Floor Area:	753 ft ² / 70 m ²	End Date:	01/05/2131
Plot Area:	0.11 acres	Lease Term:	125 years from 1 May 2006
Year Built :	2008	Term Remaining:	106 years
Council Tax :	Band D		
Annual Estimate:	£2,249		
Title Number:	CB345290		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Scholars Walk, CB4

Energy rating

B

Valid until 10.10.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 83 B	← 83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Flat
Build Form:	Enclosed Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Floor Level:	2nd
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	(another dwelling above)
Main Heating:	Boiler and underfloor heating, mains gas
Main Heating Controls:	Programmer and at least two room thermostats
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 80% of fixed outlets
Floors:	(another dwelling below)
Total Floor Area:	70 m ²

Property Lease Information

ENCORE Management agent

Current Service Charge £2,184

Additional fees payable on sale or letting £132

Lease End Date 01/05/2031

Current Annual Ground Rent £325

Ground Rent Percentage Increase Per Annum %2

Electricity Supply

British Gas

Gas Supply

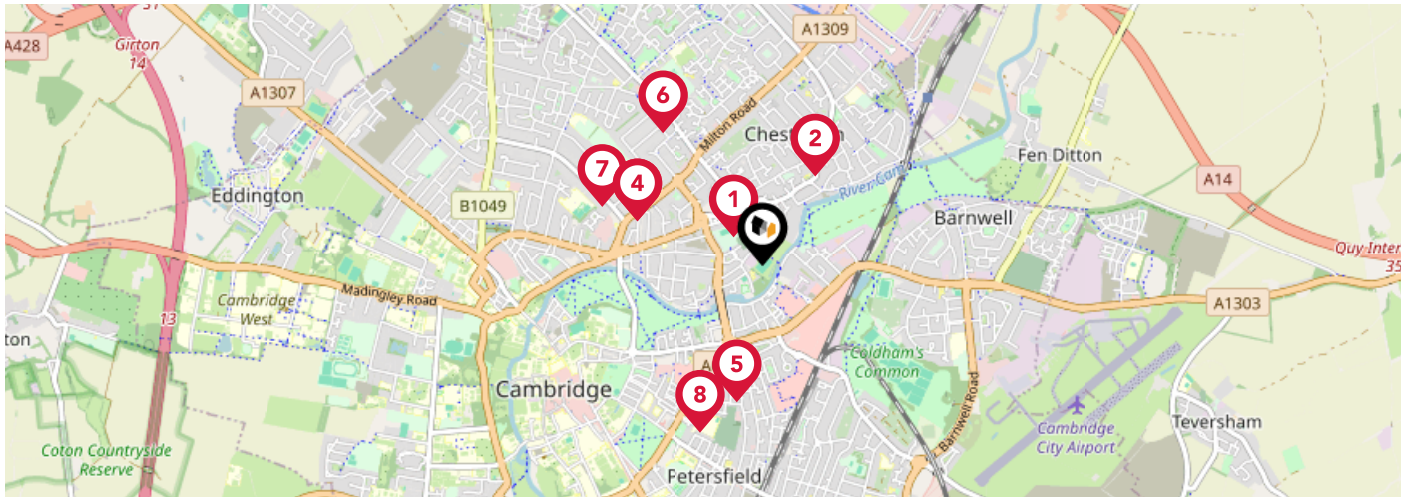
British Gas

Water Supply

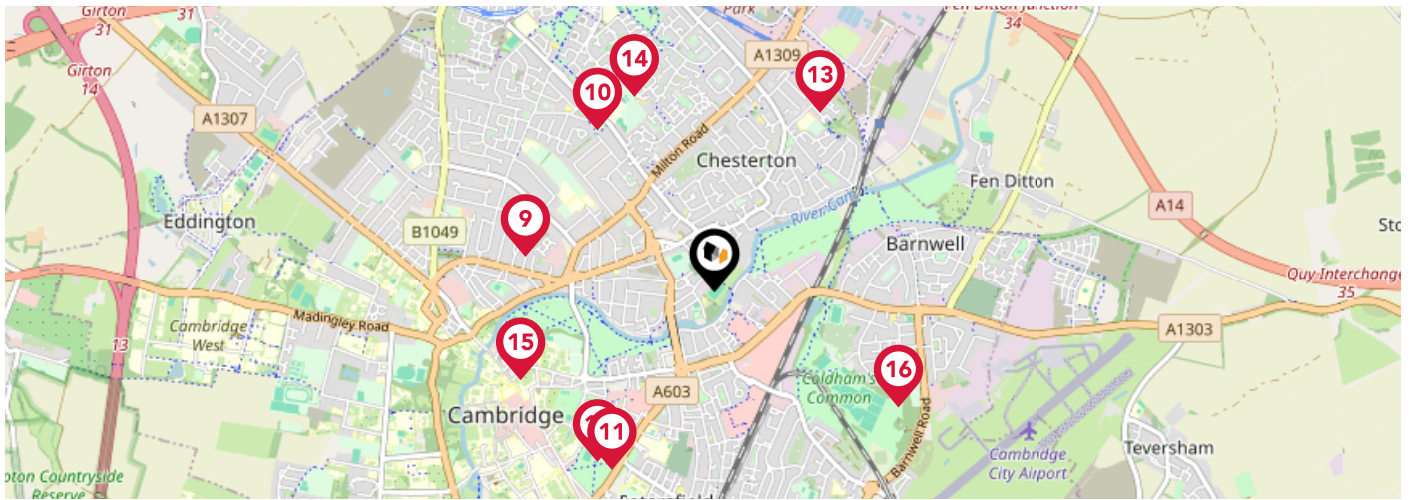
Cambridge Water

Drainage

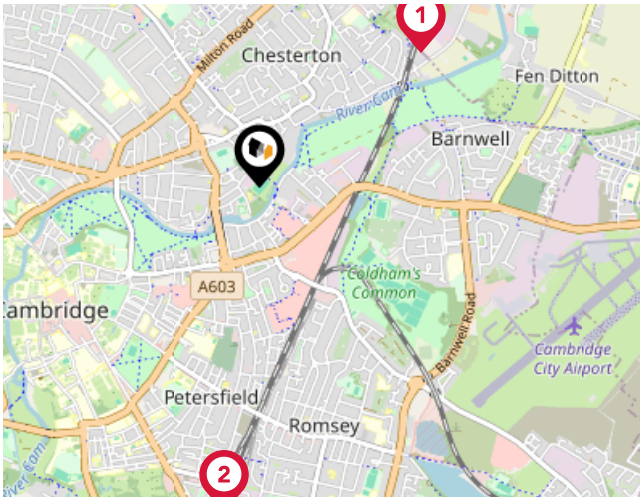
Anglian Water



		Nursery	Primary	Secondary	College	Private
	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Chesterton Primary School Ofsted Rating: Good Pupils: 182 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:0.6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.63	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:0.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

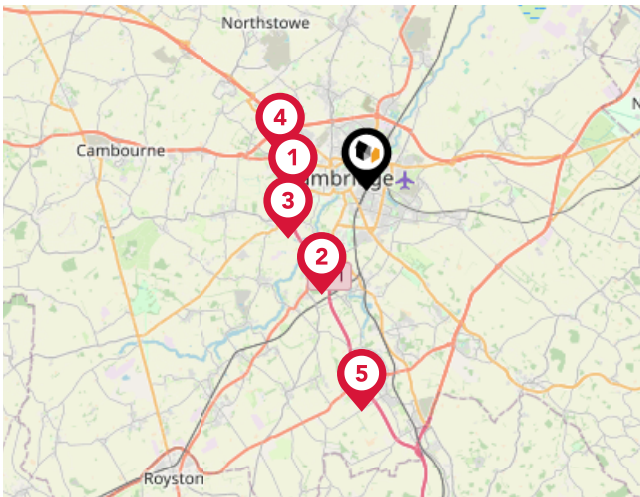


		Nursery	Primary	Secondary	College	Private
	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:0.87	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:0.91	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:0.94	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shirley Community Primary School Ofsted Rating: Good Pupils: 348 Distance:0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Grove Primary School Ofsted Rating: Good Pupils: 245 Distance:0.96	<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: 115 Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Fields Nursery School Ofsted Rating: Good Pupils: 57 Distance:0.99	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



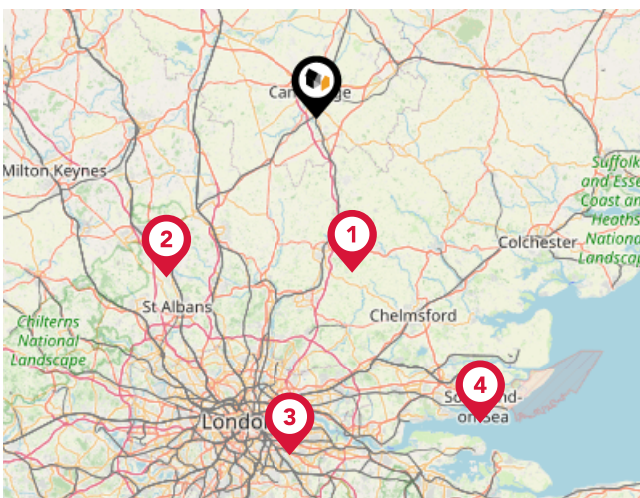
National Rail Stations

Pin	Name	Distance
1	Cambridge North Rail Station	0.96 miles
2	Cambridge Rail Station	1.49 miles
3	Waterbeach Rail Station	4.01 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.69 miles
2	M11 J11	4.14 miles
3	M11 J12	3.34 miles
4	M11 J14	3.35 miles
5	M11 J10	8.09 miles

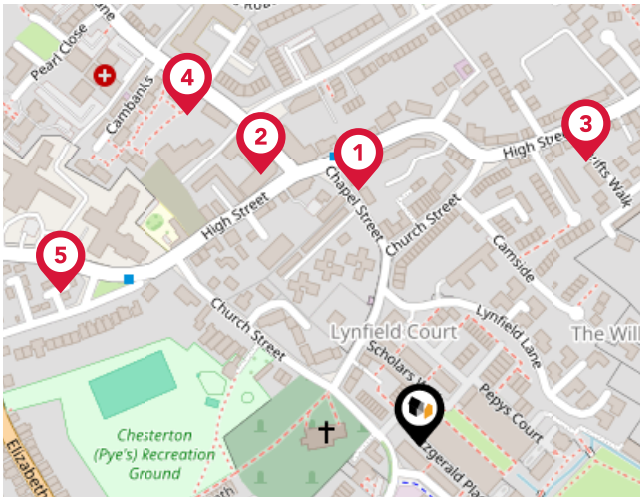


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	23.15 miles
2	Luton Airport	31.98 miles
3	Silvertown	49.42 miles
4	Southend-on-Sea	50.77 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chapel Street	0.15 miles
2	Scotland Road	0.18 miles
3	Thrift's Walk	0.19 miles
4	Union Lane Medical Ctr	0.23 miles
5	Chesterton Road	0.22 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.



/cookecurtisco



/cookecurtisco

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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