

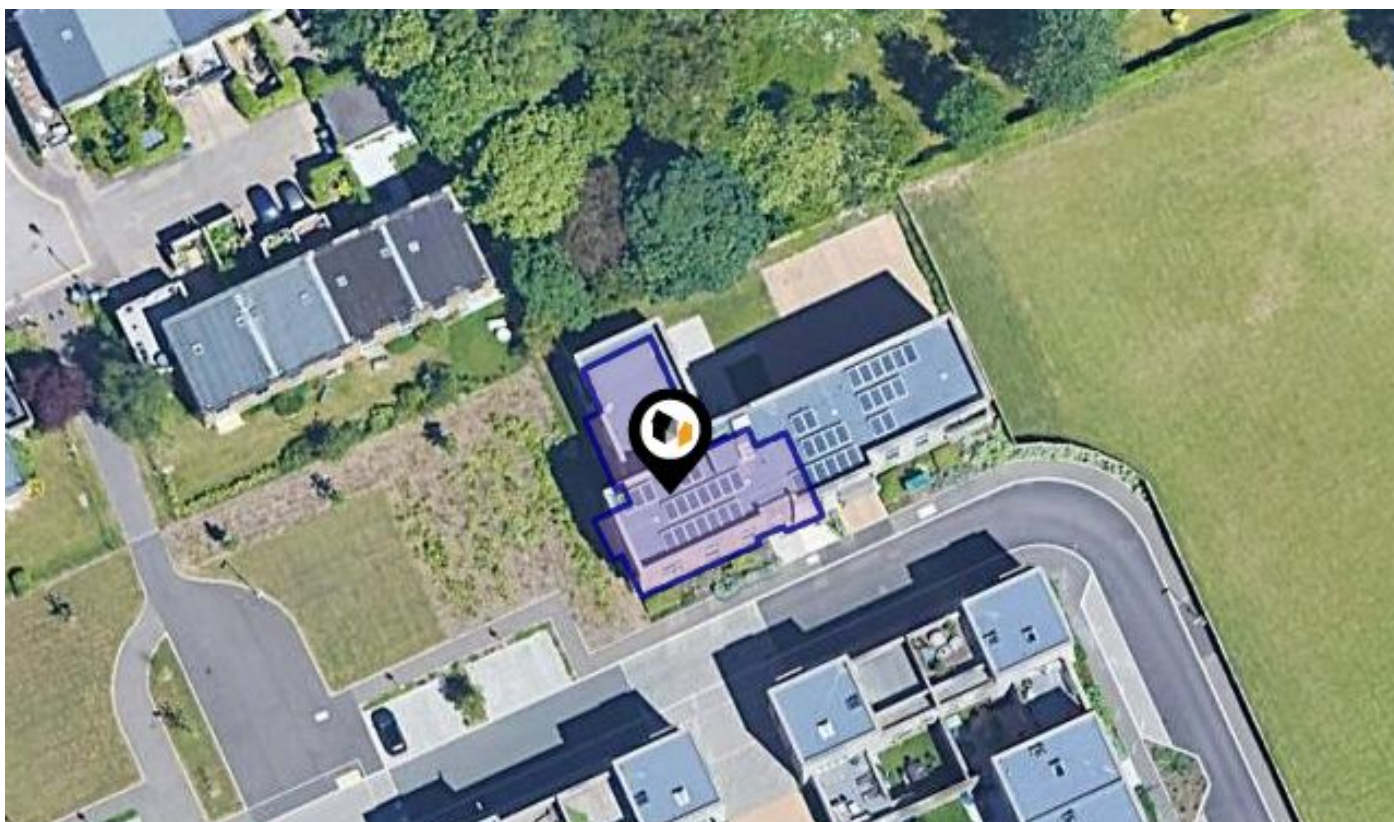


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# MIR: Material Info

The Material Information Affecting this Property

**Monday 11<sup>th</sup> November 2024**



## MUSGRAVE DRIVE, CAMBRIDGE, CB2

### Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

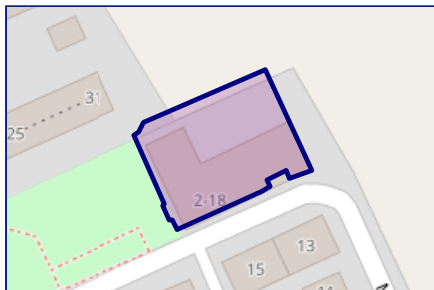
Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



## Freehold Title Plan

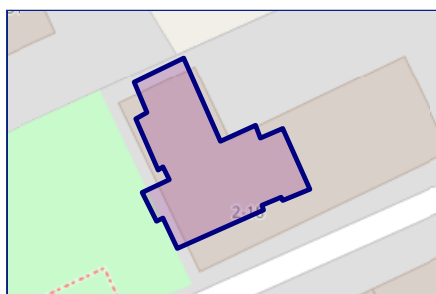
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**CB452621**

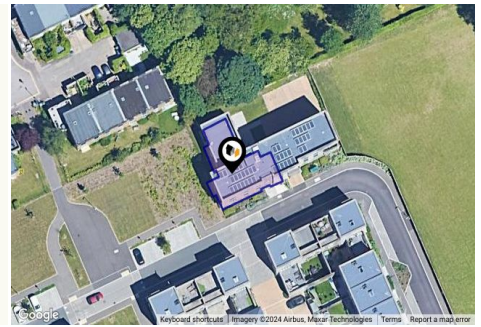
## Leasehold Title Plan

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**CB439591**

Start Date: 17/12/2018  
End Date: 29/09/2267  
Lease Term: 250 years from and including 29 September 2017  
Term Remaining: 243 years



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	17/12/2018
<b>Floor Area:</b>	753 ft <sup>2</sup> / 70 m <sup>2</sup>	<b>End Date:</b>	29/09/2267
<b>Plot Area:</b>	0.05 acres	<b>Lease Term:</b>	250 years from and including 29 September 2017
<b>Year Built :</b>	2018	<b>Term Remaining:</b>	243 years
<b>Council Tax :</b>	Band E		
<b>Annual Estimate:</b>	£2,749		
<b>Title Number:</b>	CB439591		

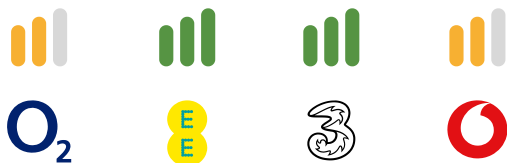
## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>7</b> mb/s	<b>52</b> mb/s	<b>940</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Musgrave Drive, CB2

Energy rating

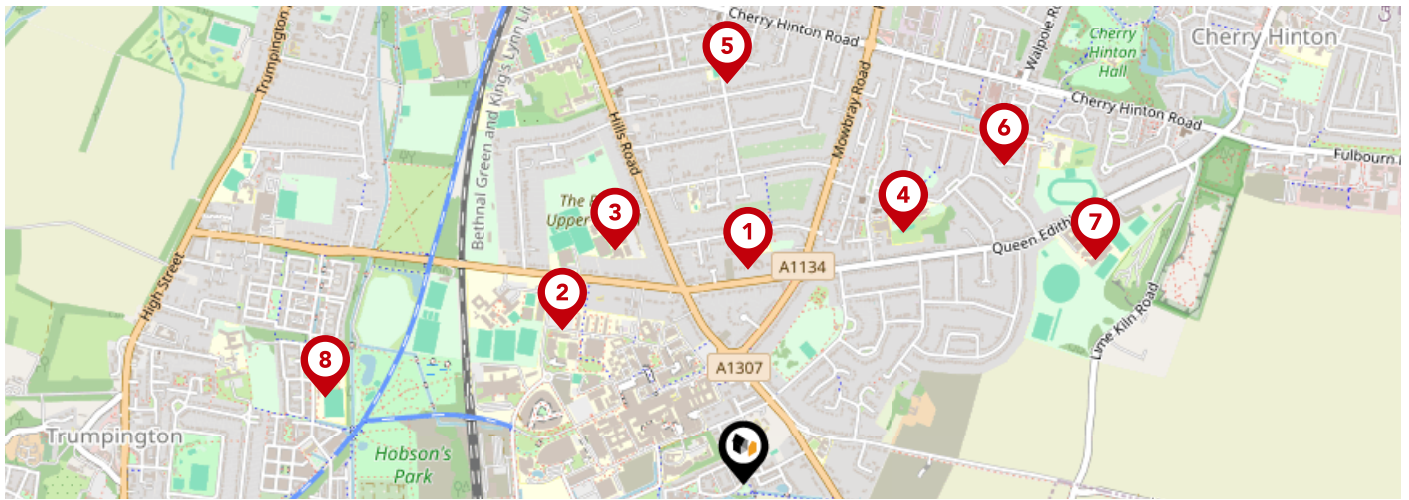
**B**

Valid until 02.12.2028

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	87   B	87   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

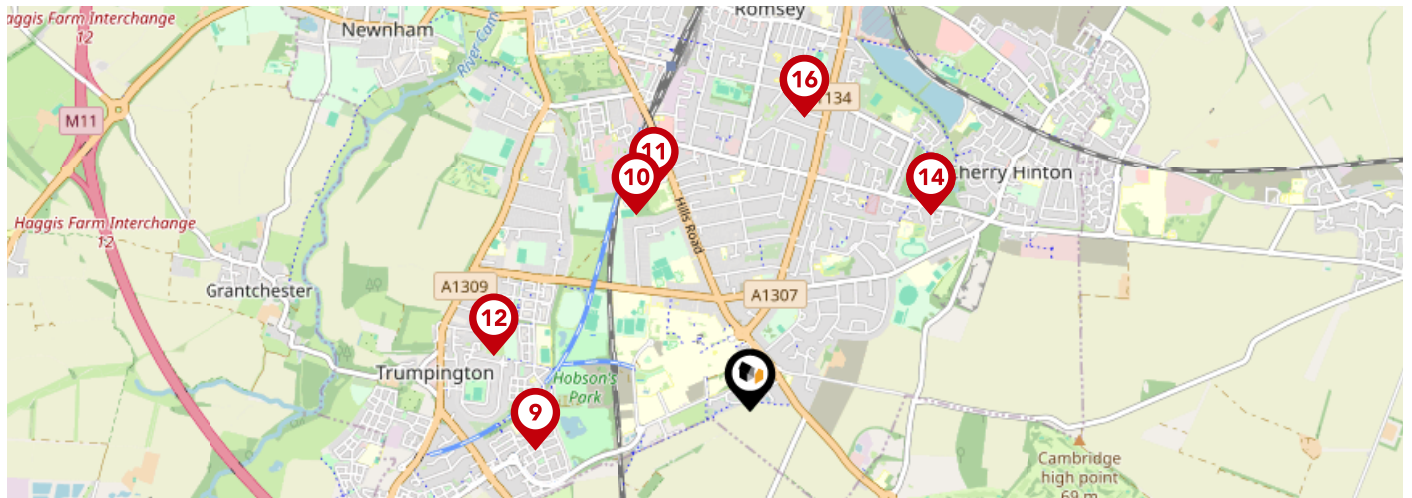
## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Top floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	Average thermal transmittance 0.2 W/m <sup>2</sup> K
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Time and temperature zone control
<b>Hot Water System:</b>	From main system, flue gas heat recovery
<b>Hot Water Energy Efficiency:</b>	Very Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Average thermal transmittance 0.25 W/m <sup>2</sup> K
<b>Total Floor Area:</b>	70 m <sup>2</sup>

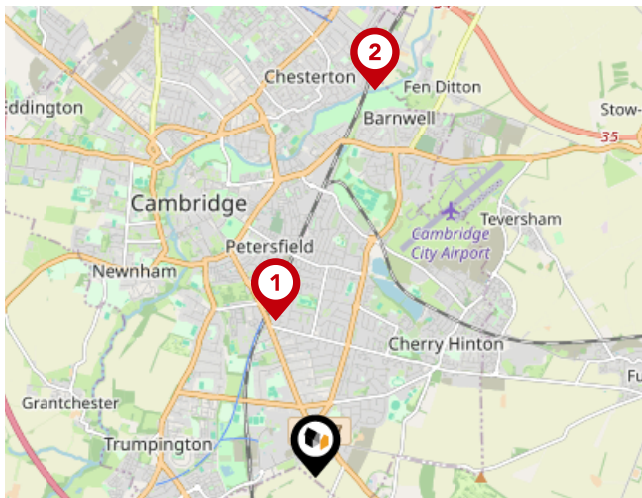


		Nursery	Primary	Secondary	College	Private
<b>1</b> Homerton Early Years Centre Ofsted Rating: Outstanding   Pupils: 118   Distance:0.49		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b> Cambridge Academy for Science and Technology Ofsted Rating: Good   Pupils: 431   Distance:0.54		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> The Perse School Ofsted Rating: Not Rated   Pupils: 1705   Distance:0.61		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b> Queen Edith Primary School Ofsted Rating: Good   Pupils: 422   Distance:0.68		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b> Morley Memorial Primary School Ofsted Rating: Good   Pupils: 390   Distance:0.91		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> Queen Emma Primary School Ofsted Rating: Good   Pupils: 429   Distance:0.93		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> The Netherhall School Ofsted Rating: Good   Pupils: 1229   Distance:0.95		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> Trumpington Community College Ofsted Rating: Good   Pupils: 491   Distance:0.97		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



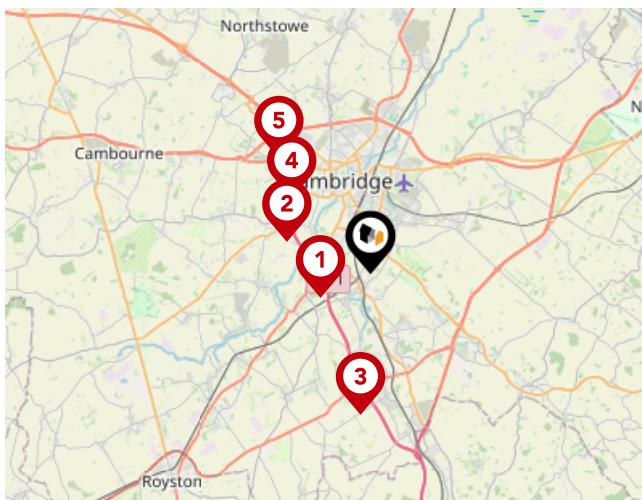


		Nursery	Primary	Secondary	College	Private
	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Abbey College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 466   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hills Road Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cambridge International School</b> Ofsted Rating: Not Rated   Pupils: 75   Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Holme Court School</b> Ofsted Rating: Good   Pupils: 50   Distance:1.22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ridgefield Primary School</b> Ofsted Rating: Good   Pupils: 232   Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Coleridge Community College</b> Ofsted Rating: Good   Pupils: 568   Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



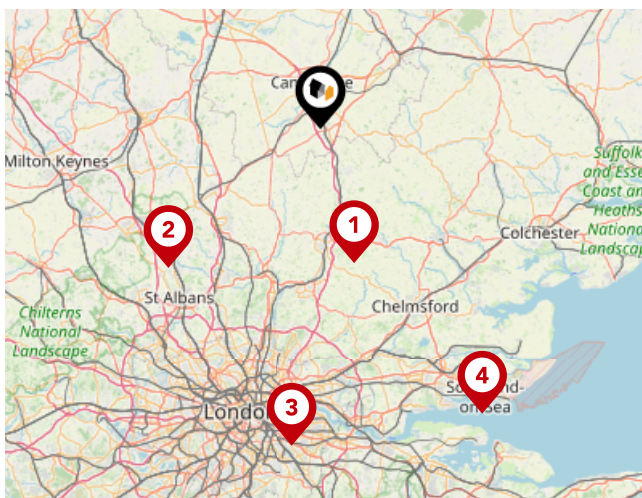
### National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.49 miles
2	Cambridge North Rail Station	3.57 miles
3	Whittlesford Parkway Rail Station	4.9 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	2.02 miles
2	M11 J12	3.23 miles
3	M11 J10	5.18 miles
4	M11 J13	3.94 miles
5	M11 J14	5.32 miles



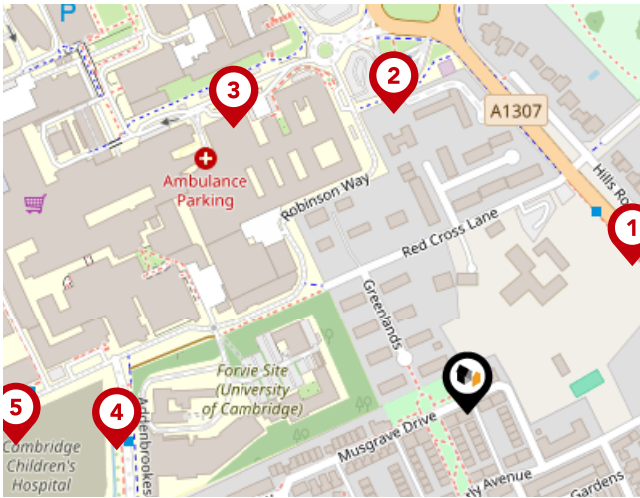
### Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	20.27 miles
2	Luton Airport	30.09 miles
3	Silvertown	46.53 miles
4	Southend-on-Sea	48.13 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Red Cross Lane	0.13 miles
2	Hospital Bus Station	0.18 miles
3	Hospital Outpatients	0.21 miles
4	Dame Mary Archer Way	0.2 miles
5	Rosie Maternity Unit	0.26 miles



### Cooke Curtis & Co

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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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