



Mayflower House, Manhattan Drive, CB4 1JT



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Residential sales, lettings & management

116 Mayflower House
Manhattan Drive
Cambridge
Cambridgeshire
CB4 1JT

A first floor studio flat in attractive landscaped grounds in near central location close to the river.

- 14'10 x 11'2 Bedsitting Room
- Kitchenette
- Bathroom
- Communal heating system
- Double glazing
- Ample communal parking
- Just north of the river off De Freville Avenue
- Excellent setting in extensive grounds

Offers around £159,500



Mayflower House is a seven storey block of studio flats built around 1970 in particularly attractive landscaped grounds in a near central part of Cambridge close to the river, Chesterton Road and Elizabeth Way. The location is convenient for access to the central city area, the Science Park, the Grafton Centre and Midsummer Common. The Railway Station is less than a mile and a half away.

Mayflower House is the tallest of five blocks of varied design which stand in the grounds of Midsummer Meadows. It is situated off Manhattan Drive, in turn off Belvoir Road and De Freville Avenue. The flat is situated on the first floor. There is a lift to all floors and a laundrette on the ground floor.

FLAT 116 (FIRST FLOOR FLAT)

GROUND FLOOR Communal entrance hall with staircase and lift to the upper floors.

KITCHENETTE 9' 2" x 5' 2" (2.79m x 1.57m) including entrance area, with sink unit with cupboard and space for fridge below, fitted work surface with cupboards under, tiled surrounds, wall cupboard, electric cooker point, ceramic flooring, entrance door and opening to

BED SITTING ROOM 14' 9" x 11' 2" (4.5m x 3.4m) with radiator, double glazing, built in wardrobe cupboard and airing cupboard with hot water cylinder.

BATHROOM with bath with electric shower above, hand basin, wc and fully tiled walls.

OUTSIDE

COMMUNAL GROUNDS Mature and extremely well tended communal grounds with lawns, trees, ample parking and bicycle storage area.

SERVICES Mains electricity, water and drainage are connected to the flat. Communal central heating is provided, the cost of which is included within the service charge.

LEASE DETAILS

The property has the benefit of a long lease of 159 years from December 2003 (some of the flats in the block have shorter leases). The ground rent is understood to be £250 per annum. The current service charge is £450 per quarter and this includes maintenance of the building and grounds, a sinking fund for any major works needed in the building and the heating for the properties.

COUNCIL TAX BAND A

VIEWING By arrangement with Pocock & Shaw

R/17147



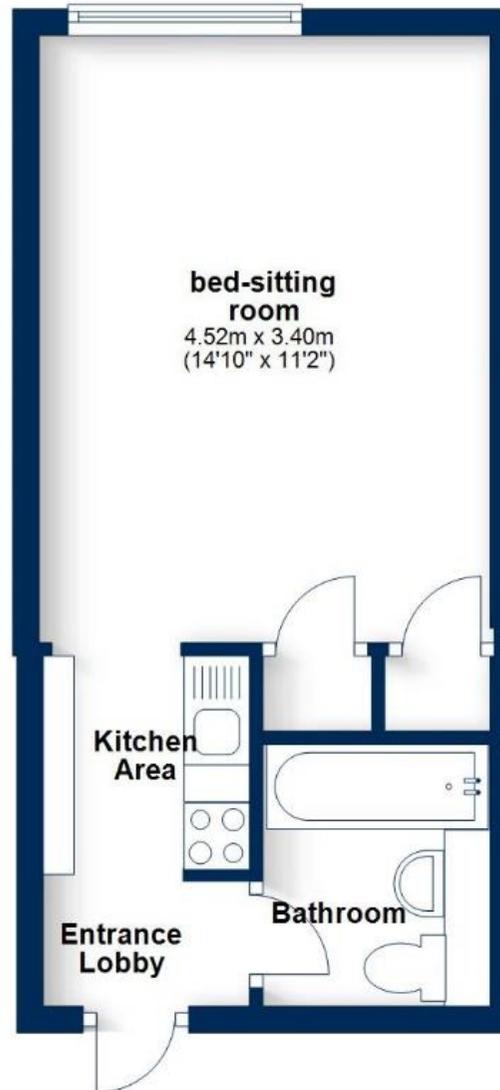
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		74		71	82
	55				
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

First Floor

Approx. 24.8 sq. metres (266.7 sq. feet)



bed-sitting room

4.52m x 3.40m
(14'10" x 11'2")

Kitchen Area

Bathroom

Entrance Lobby

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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