



FLAMSTEED CLOSE, CAMBRIDGE, CB1 3FD

- Cambridge Railway Station - approx. 0.6 miles
- Cambridge City Centre - approx. 1.1 miles
- Addenbrookes Hospital - approx. 1.5 miles

2 Double bedrooms • Central location • Modern décor •
EPC rating C

DESCRIPTION

Situated within an exclusive development, this well-presented 2-bedroom, 2-bathroom duplex apartment offers contemporary living spread over two floors. Conveniently located just a short walk from the Railway Station and Cambridge Leisure Centre, this residence epitomizes modern urban living in a prime location.

Step into the apartment and discover a thoughtfully designed living space with modern finishes throughout. The open-plan layout seamlessly integrates the living, dining, and kitchen areas, providing an ideal setting for relaxation and entertainment. Large windows flood the space with natural light, creating a bright and airy ambiance.

The kitchen is equipped with high-quality appliances and ample storage space, making meal preparation a breeze. A phone entry system ensures security and convenience for residents.

Upstairs, you will find two well-appointed bedrooms, each offering comfort and privacy. Both bedrooms have the added benefit of en-suite bathrooms. Ensuring privacy for residents and guests alike.

OUTSIDE

The apartment benefits from a large private balcony, secure allocated parking, providing peace of mind for residents with vehicles. Residents also have access to communal gardens, offering a serene outdoor space within the development.

MODERN 2 DOUBLE-BEDROOM DUPLEX APARTMENT SITUATED IN A CONVENIENT CENTRAL CITY LOCATION.



LOCATION

Flamsteed Close is a convenient residential area which lies between Mill Road, Hills Road, and Cherry Hinton Road. The property is situated less than 2 miles from Addenbrookes Hospital. Cambridge railway station is reached on foot or cycle by way of a cycle bridge about 200 metres distance, which crosses the railway line and descends into the station grounds. Coleridge Recreation ground is just a few minutes' walk away and includes a paddling pool, splashpad and children's playground, as well as a football field and tennis court facilities. Cambridge Leisure - a multi-screen cinema and bowling alley complex has several well-known restaurants and a popular live music/comedy venue, The Junction, is within the immediate vicinity.

ADDITIONAL INFORMATION

Tenure: Leaseold

Ground Rent: Approx. £350.00 per annum

Service Charge: Approx. £2,000.00 per annum

Services: All mains services connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330

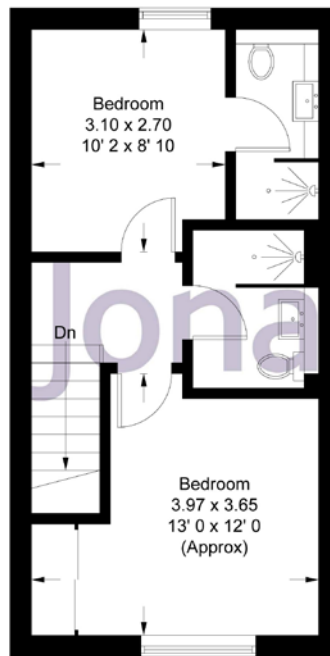


Flamsteed Close

Approximate Gross Internal Area = 733 sq ft / 68.1 sq m



Second Floor
369 sq ft / 34.3 sq m



Third Floor
364 sq ft / 33.8 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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