



**101 WARREN CLOSE**  
Cambridge

**Carter Jonas**



## 101 WARREN CLOSE, CAMBRIDGE, CB2 1LE

- Cambridge Railway Station - approx. 0.2 miles
- Cambridge North Station - approx. 2.3 miles
- Shelford Railway Station - approx. 3.1 miles

Bright & airy fifth floor apartment · 2 Double bedrooms  
· En-suite to master bedroom · Sizeable, westerly balcony with delightful views · Allocated parking space · Short walk to station · EPC rating C

### DESCRIPTION

This modern apartment enjoys a bright corner position and benefits from a large balcony, two double bedrooms (one with en-suite) and an allocated underground gated parking space. It occupies the fifth floor of a popular development, conveniently located a short distance from the railway station and city centre.

The entrance hall has a storage cupboard, secure entry phone and a further cupboard housing the hot water tank. The living area benefits from a dual aspect, with double doors providing access to the balcony, which spans the full width of the apartment and enjoys far-reaching views and a westerly aspect. With a range of fitted units, the kitchen has tiled splashbacks and a range of integrated appliances including oven with electric hob and extractor hood over, fridge/freezer, dishwasher and washing machine. There are two bedrooms, both of which are double in size and have access to the balcony. The master bedroom has a fitted wardrobe and a three-piece en-suite shower room. Partly tiled, the main bathroom has a panelled bath with mains shower over, pedestal wash basin, low-level WC and heated towel rail.

**A BRIGHT AND SPACIOUS, MODERN TWO-BEDROOM APARTMENT WITH LARGE WESTERLY FACING BALCONY IN THE EVER-POPULAR WARREN CLOSE, JUST A STONE'S THROW FROM CAMBRIDGE TRAIN STATION.**





## OUTSIDE

Residents have exclusive use of a well-tended garden. The property also has an allocated underground parking space.

## LOCATION

Warren Close is just off Hills Road, justifiably one of the most sought-after residential areas of the City. Cambridge train station is just a short walk away, while Addenbrooke's Hospital is less than 2 miles away. The Perse School, the Netherhall School, and both Hills Road and Long Road Sixth Form Colleges are nearby.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold with 981 years remaining

**Ground Rent:** Approx £300 per annum

**Service Charge:** Approx £2,700 per annum

**Services:** Mains electricity & water

**Local Authority:** Cambridge City Council

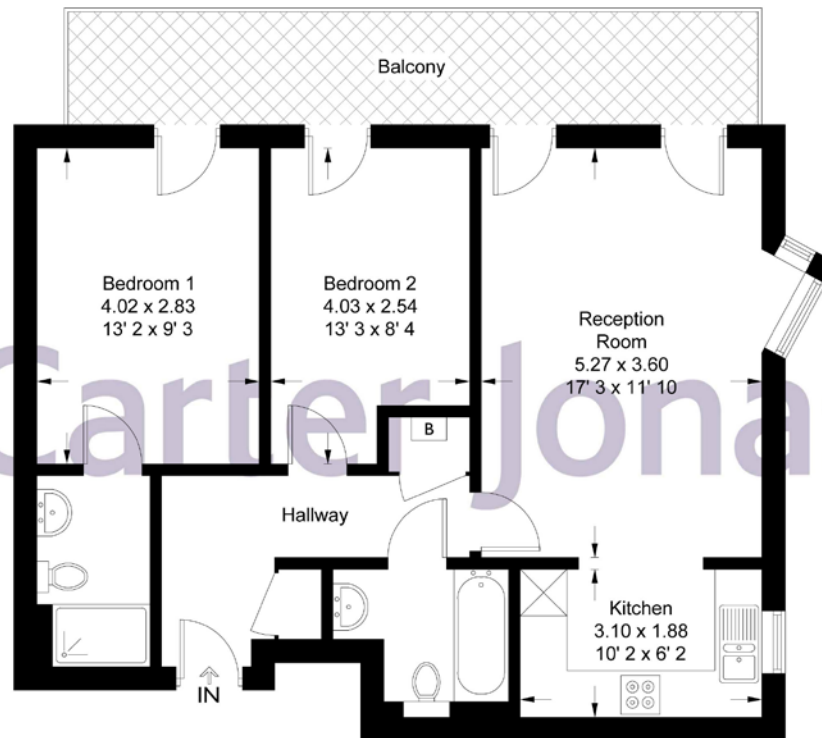
**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330





## Warren Close

Approximate Gross Internal Area = 704 sq ft / 65.4 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) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Cambridge South 01223 403330**

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.