



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

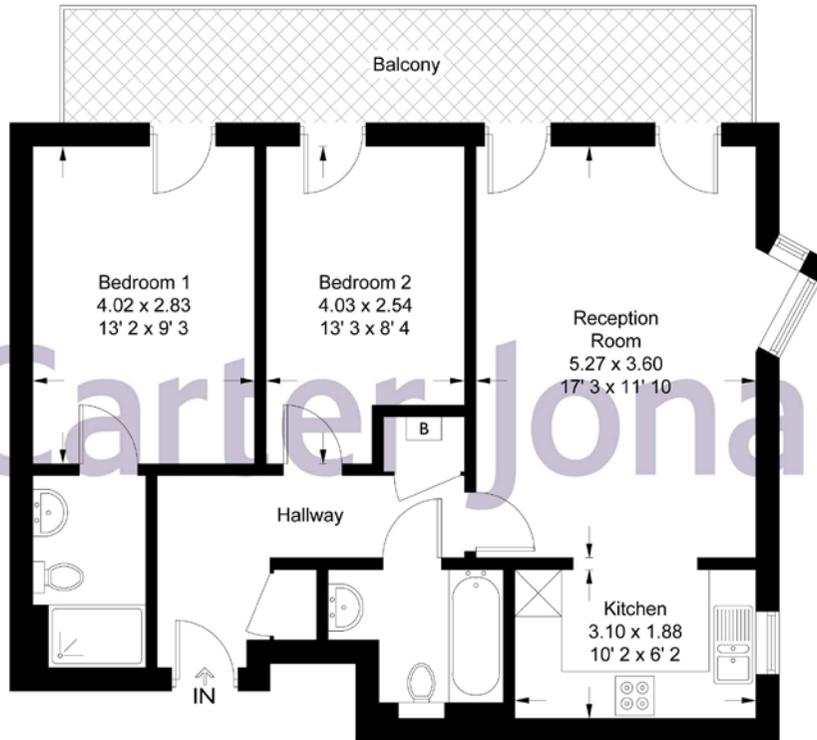
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents
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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)	A		
(81-91)	B		85
(69-80)	C	78	
(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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