



HOBBS HOUSE

18-19 Regent Terrace, Cambridge

Carter Jonas

HOBBS HOUSE, 18-19 REGENT TERRACE, CAMBRIDGE, CB2 1AA

- Cambridge City Centre - approx. 0.2 miles
- Cambridge Railway Station - approx. 0.5 miles
- Addenbrookes Hospital - approx. 2 miles

First floor apartment with stairs & lift access • Attractive period conversion • Open-plan reception room & kitchen • One double bedroom • Shower room • Balcony • Video entry system • Secure bicycle & bin storage • Residents' parking • EPC rating C

DESCRIPTION

The apartment forms part of an exclusive development of just 11 units which was sensitively designed architecturally to reflect the heritage of the Georgian buildings that surround Parker's Piece. Combining exceptional detailing and a high-quality specification, the development has been thoughtfully built to reflect its surroundings and the city's history.

There is an attractive entrance opening to the communal entrance hall with stairs and lift to the upper floors.

The property itself comprises open-plan living space with fitted kitchen and balcony, a double bedroom with fitted wardrobes and a shower room.

The apartment is offered with no onward chain

OUTSIDE

There is a coded side access leading to the communal bin and bicycle store with rear access into the building itself. The apartment has its own private south-facing balcony.

AN ATTRACTIVE ONE BEDROOM APARTMENT ON THE FIRST FLOOR OF THIS PRESTIGIOUS DEVELOPMENT IN PRIME LOCATION WITHIN WALKING DISTANCE OF THE CITY CENTRE.



LOCATION

Hobbs House is situated on Regent Terrace, a no-through largely pedestrian street adjacent to the popular open spaces of Parkers Piece. It is ideally located for access to the city centre and is also a short walk to the railway station and the Botanic Gardens. There are excellent and varied amenities in the immediate area including convenience stores, pubs, cafes and restaurants as well as a cinema, gym and swimming pool.

ADDITIONAL INFORMATION

Tenure: Share of freehold

Ground Rent: N/A

Service Charge: £2,318.20 payable every six months

Services: All main services are connected. Solar panels.

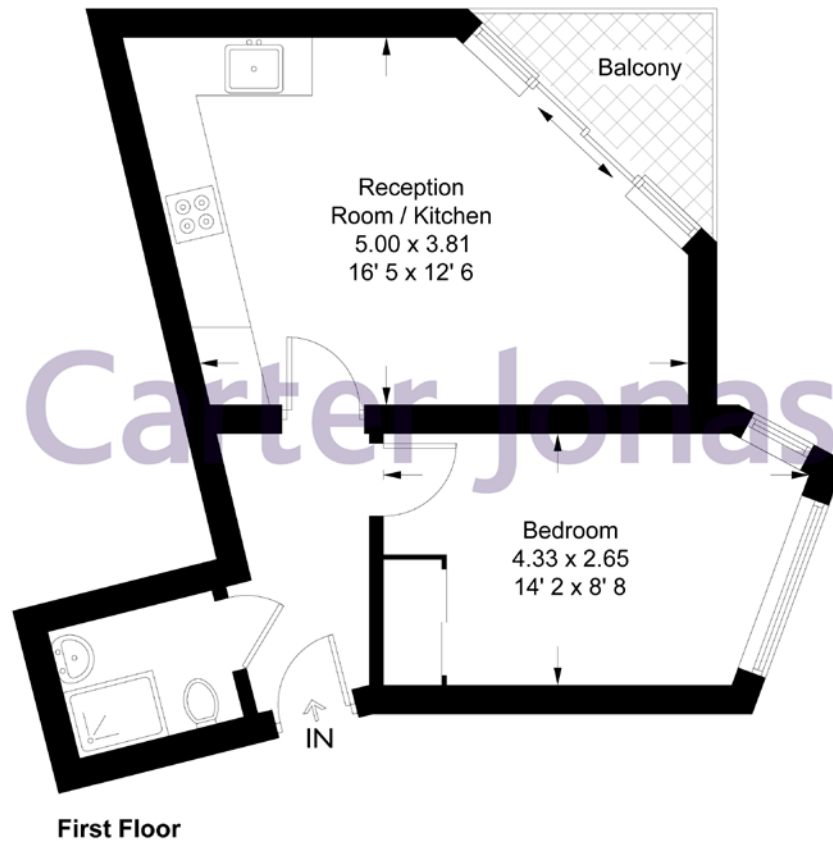
Local Authority: Cambridge City Council

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



Hobbs House

Approximate Gross Internal Area = 395 sq ft / 36.7 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+) A		
(81-91) B		
(69-80) C	80	80
(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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