



47A ST ANDREWS ROAD
Chesterton

Carter Jonas

47A ST ANDREWS ROAD, CHESTERTON, CAMBRIDGE, CB4 1DH

- Cambridge North Station - 1.6 miles (approx.)
- Science Park - 1.8 miles (approx.)
- Cambridge City Centre - 1.4 miles (approx.)

2 Bedrooms • Integrated kitchen appliances • Secure private entrance • Allocated off street parking • Handy & useable loft space • Central city location • EPC rating C

DESCRIPTION

The property is accessed by a secure private entrance, with stairs rising to a central hallway on the first floor. The kitchen is arranged "open plan" to the living room and comprises of white gloss base and wall mounted units, with dark stone effect work surfaces. There are a range of integrated appliances including a fridge freezer, washing machine, dishwasher, electric fan oven and 4 ring gas hob with integrated extraction hood. There is also a small window to the eastern aspect, filling the kitchen with morning sunshine. The living space offers room for a 2 or 3 seater sofa along with a 4-seat dining table and enjoys a bright outlook thanks to large glass double doors, opening to form a Juliette style balcony to the southern aspect. This room also features a handy cupboard, ideal for general storage or use as a pantry.

The principal bedroom is well-proportioned and offers plenty of room for a double bed alongside additional furniture such as wardrobes or a chest of drawers. The second bedroom, whilst slightly smaller, remains a good-sized single room, and could also double up well as a home office if required. The bathroom is finished to a high standard with stylish white, turquoise tiling and is inclusive of a frosted window. There is a bath with shower over, floating vanity unit and WC.

AN EXCITING OPPORTUNITY TO ACQUIRE THIS WELL-APPOINTED 2-BEDROOM APARTMENT, SITUATED JUST MOMENTS FROM THE RIVER CAM AND WITHIN EASY REACH OF NEARBY AMENITIES AND CAMBRIDGE CITY CENTRE.



The property also features a useable loft space accessed via a drop-down ladder. The space has been fully insulated and is flooded with natural light thanks to 2 large velux skylights. This would make an excellent office space alongside a whole host of other potential applications.

OUTSIDE

The property features an allocated off street parking space as well as access to a covered bicycle storage area. There is private additional storage space located in the communal basement space of the property, providing excellent additional storage should it be required.

LOCATION

St. Andrews Road is located within the Cambridge Ward of East Chesterton, just north of the River Cam and some 1.4 miles distant of the city centre. There are a number of amenities available locally on Chesterton high street, including a post office and pub as well as various other shops and eateries. The property is also well positioned for access to Cambridge North railway station and the science park which are approximately 8 and 11 minute cycle rides away respectively.

ADDITIONAL INFORMATION

Tenure: Share of Freehold with a 125 year lease from 2005

Service Charge: Approx. £490 per annum

Ground Rent: Peppercorn ground rent

Services: Mains water, electricity, gas & drainage

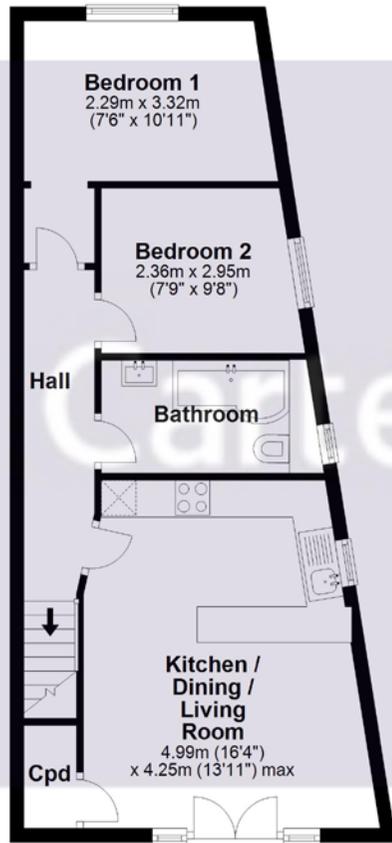
Local Authority: Cambridge City Council

Viewings: Strictly by appointment only via Carter Jonas, 01223 472011



First Floor

Approx. 48.9 sq. metres (526.2 sq. feet)

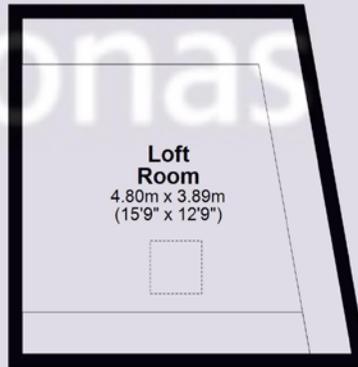


Total area: approx. 69.7 sq. metres (749.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Loft

Approx. 20.8 sq. metres (223.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	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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