



7 FLAMSTEED CLOSE
Cambridge

Carter Jonas

7 FLAMSTEED CLOSE, CAMBRIDGE, CB1 3FD

- Cambridge Train Station - approx. 0.5 miles
- Cambridge City Centre - approx. 1.5 miles
- Addenbrooke's Hospital - approx. 1.5 miles

Stunning 2-bedroom townhouse • Offered with no onward chain • High specification throughout • Large private terrace • Secure underground parking • EPC rating B

DESCRIPTION

This spacious townhouse offers well-proportioned accommodation throughout and is perfectly suited to modern day living. The property benefits from a private front door, approached directly from Rustat Road and opening into a spacious split-level living area. The lower section is currently arranged as a sitting room, with a handy built-in cupboard offering large amounts of storage space.

Oak stairs rise to the upper section of the split-level ground floor, accompanied by a sleek glass balustrade. A landing area offers space for a 4-seater dining room table and offers access to the kitchen, via an open-plan layout. The kitchen briefly comprises a mixture of white gloss units, with grey cupboards overhead and topped with dark coloured work surfaces. There is a selection of integrated appliances to include a fridge and freezer, dishwasher, oven and hob with stainless steel extraction hood over and a washer dryer. This level also features a large cloakroom inclusive of WC and provides convenient access to the private terrace outside.

AN IMMACULATELY PRESENTED 2-BEDROOM TOWNHOUSE FORMING PART OF THIS EXCLUSIVE DEVELOPMENT LOCATED CENTRALLY WITHIN CAMBRIDGE AND WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND NEARBY AMENITIES.



The second floor comprises 2 large double bedrooms, both finished to an exacting standard and inclusive of en-suite bathrooms. The principal bedroom to the front of the property is large with ample space for a large double or king size bed along with additional furniture such as wardrobes or a dressing table. The en-suite bathroom is finished to a high standard and is finished with a mixture of light and dark stone tiling and comprises a large, double width shower cubicle, integrated vanity unit and WC.

Perhaps one of the most notable features of the property is the private roof terrace. This can be accessed from inside the property or alternatively via an external stairway complete with lockable gate. The roof terrace enjoys sunlight throughout the day from the east, west and southerly aspects and offers plenty of space for outside seating or a patio table, making it the ideal space for relaxing in the sun or alfresco dining. In addition to this, the property also benefits from a secure allocated parking space, located underneath the development.

LOCATION

Flamsteed Close forms part of the highly regarded Grand Central development constructed in 2017 by Weston Homes. The property is situated on Rustat Road, some 10 minutes walk from Cambridge Railway Station, offering direct services to both London Kings Cross and London Liverpool Street. In addition to this, Cambridge Leisure Park is just a short walk away and offers a broad range of amenities including restaurants, supermarkets, a cinema complex and gym facilities.

ADDITIONAL INFORMATION

Tenure: Leasehold (999 years from new in 2017)

Service Charge: Approx £1,850 per annum (approx.)

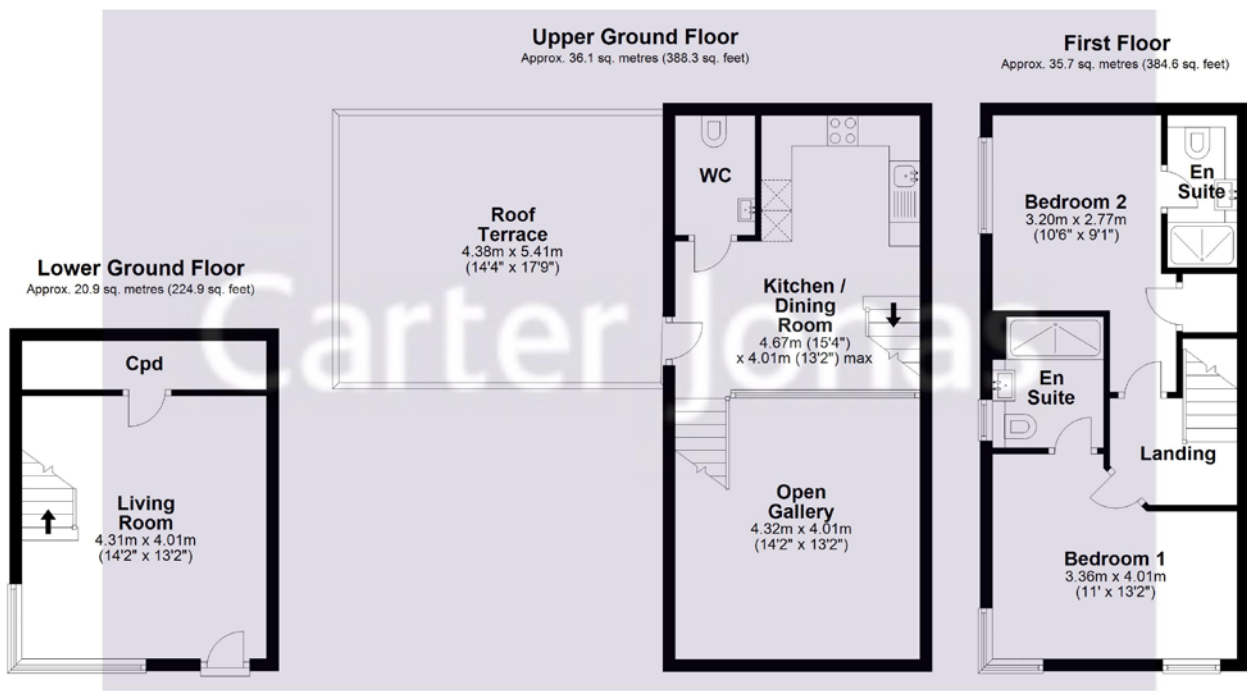
Ground Rent: £350 per annum (approx.)

Services: All mains services are connected to the property

Local Authority: Cambridge City Council

Viewings: Strictly by appointment through the selling agents - Carter Jonas Telephone 01223 403330





Total area: approx. 92.7 sq. metres (997.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(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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