



UNION ROAD, CAMBRIDGE, CB2 1HE

- Parkers Piece – approx. 0.4 miles
- Cambridge Railway Station – approx. 0.7 miles

Central location • Ideal for first time buyers • Underfloor heating • Secure entry phone • Bike shed • EPC rating D

DESCRIPTION

This deceptively spacious city single bedroom apartment provides an open-plan living/kitchen arrangement and a separate modern shower room along with a generous double bedroom and work station within the wardrobes. There is a Juliette balcony and vaulted ceiling providing an abundance of natural light and enhances the overall feeling of space.

LOCATION

Union Road is a quiet one-way street located within the heart of the Historic City of Cambridge and is within a short stroll of a vast array of amenities including shops and restaurants. Union Road is conveniently placed for access to Parkers Piece and Grantchester Meadows which in turn offers wonderful and scenic outside spaces. Union Road is suitable for access to the universities and private schooling within central Cambridge.

EXCEPTIONALLY WELL-LOCATED ONE BEDROOM APARTMENT, WITHIN STRIKING DISTANCE OF PARKERS PIECE AND THE CITY CENTRE.



ADDITIONAL INFORMATION

Tenure: Leasehold 125 Years from September 2011

Ground Rent: £200 per annum (approx)

Service Charge: £1517 per annum (approx)

Services: Mains electricity connected

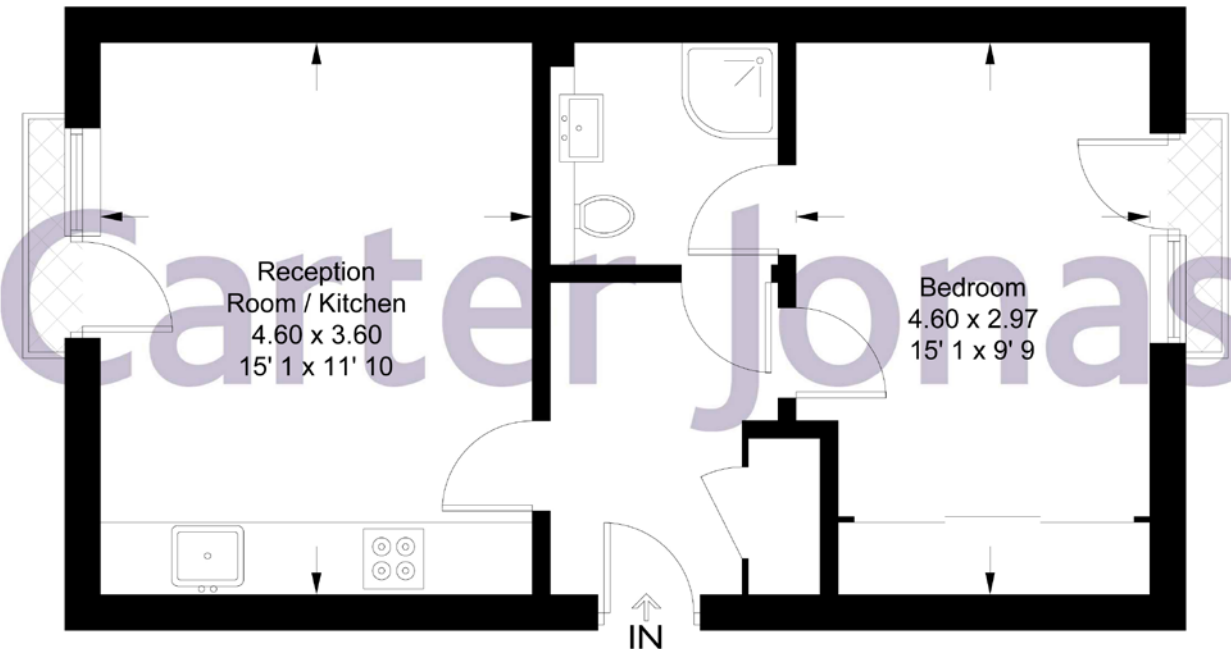
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the selling agents
Carter Jonas 01223 403330



Union Road

Approximate Gross Internal Area = 437 sq ft / 40.6 sq m



Second Floor

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		
(69-80) C		
(55-68) D	65	65
(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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IMPORTANT INFORMATION

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