

- Second floor flat
- Lift to all floors
- Two double bedrooms
- Open plan living/Dining room
- Dressing room
- Central location
- Off road parking
- Chain free



Hampden  
Gardens,  
Cambridge  
Guide price  
£325,000

Radcliffe & Rust



Radcliffe & Rust are pleased to offer for sale the bright and spacious second floor flat. Hampden Gardens is situated just off Cromwell Road so make both the station and the centre of town just a short trip away. Accommodation comprises of spacious entrance hall with access to storage cupboard, kitchen, open plan living/dining area, two double bedrooms with dressing room to master and bathroom. Outside there are well kept communal gardens and one allocated off road parking space. There is also a communal lift to all floors. The property is being offered for sale with the added benefit of no onward chain so call or email us now to arrange your viewing.

**Entrance hall** 5.92m x 1.30m

With entrance door to side aspect, storage cupboard, telephone entry system, telephone point and radiator.

**Kitchen** 2.97m x 2.18m

Fitted kitchen with matching wall and base units, worktops over with inset single sink and drainer unit, tiled splashback, electric oven, electric hob with cooker hood over, washing machine, fridge, freezer, vinyl flooring, smoke detector and double glazed window to front aspect.

**Living/Dining room** 7.70m x 3.00m

(Maximum measurements) With double glazed double doors to front aspect with Juliet balcony, double glazed window to rear aspect, two radiators and television point.

**Bedroom one** 4.19m x 3.30m

With double glazed window to rear aspect, built in wardrobe, television point, telephone point and radiator.

**Dressing room** 2.13m x 1.73m

With double glazed window to side aspect, radiator and cupboard housing gas fired central heating combination boiler.

**Bedroom two** 3.51m x 3.35m

With double glazed window to rear aspect, television point and radiator.

**Bathroom** 2.18m x 1.78m

Part tiled suite comprising of bath with shower attachment over, low level W.C, wash hand basin, shaver point, extractor fan, radiator and vinyl flooring.

**Outside**

To the rear of the property there is one allocated off road parking space and well kept communal gardens and a secure communal bike store.

**Agent notes**

Tenure: Leasehold

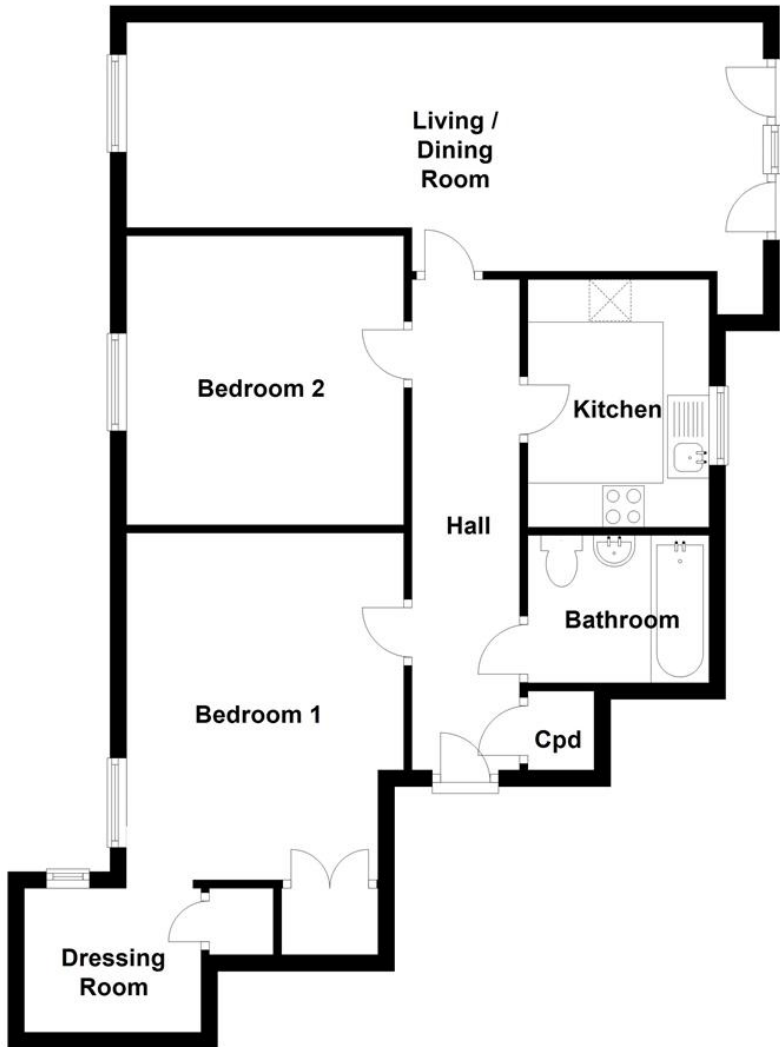
Lease length: 88 Years remaining

Ground rent: TBC

Service charge: 2018-2019 £1,052.93

## Floor Plan


Approx. 74.1 sq. metres (797.8 sq. feet)



Total area: approx. 74.1 sq. metres (797.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	Directive 2002/91/EC 	

## Environmental(CO2) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	Directive 2002/91/EC 