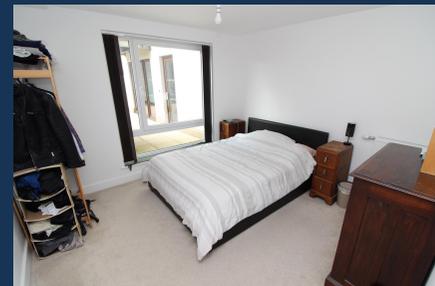


- Modern ground floor flat
- One double bedroom
- Open plan living
- Communal gardens
- Secured underground bike store
- Chain free

Beacon Rise, 160
Newmarket Road,
Cambridge
Guide price
£280,000



Radcliffe & Rust are pleased to offer, for sale, this modern ground floor flat. Located in the recent development of Beacon Rise, Newmarket Road there is a whole host of local amenities within walking distance. The centre of the City is also within easy reach with it being approximately 1 mile away. Internally the flat comprises of entrance hall, open plan living/dining/kitchen area, a double bedroom and bathroom. Outside there are well kept communal gardens and a secure underground bike store for residents. This is a shared ownership property being sold as a 50% share. It is also being offered for sale with no onward chain so call or email us now to arrange your viewing.

Entrance hall

With entrance door to front aspect, storage cupboard, radiator, smoke detector and video entry system.

Kitchen area 3.35m x 2.39m

Fitted kitchen with matching wall and base units, worktop over with inset single sink and drainer unit, electric oven, electric hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, down lighters and heat alarm.

Living/dining area 4.57m x 3.35m

With double glazed window to side aspect, radiator, television point, telephone point and down lighters.

Bedroom 3.51m x 3.40m

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

Bathroom 2.21m x 2.13m

Part tiled suite comprising of bath with mixer taps and shower over, low level W.C, wash hand basin, shaver point, heated towel rail, extractor fan and down lighters.

Outside

Outside there are well kept communal gardens with paved patio areas, benches and raised planted beds. Underground there is access to a secure cycle store.

Agent notes

Tenure: Leasehold.

Length of lease: 125 from new.

Years remaining: 122.

Ground rent and service charge: Approximately £130 per month.

Floor Plan

Approx. 45.4 sq. metres (489.2 sq. feet)



Total area: approx. 45.4 sq. metres (489.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	