

- Modern, ground floor apartment
- Double bedroom
- Open plan living
- 0.5 miles from the train station
- 1 mile to the City Center
- 1 mile to Addenbrookes Hospital
- 40% Ownership
- Chain free

Cherry Hinton
Road, Cambridge
Guide price
£105,000



Radcliffe & Rust are pleased to offer, for sale, this modern ground floor flat, located at Elan House on Cherry Hinton Road. Elan House is conveniently located just half a miles walk from the Cambridge Central Train Station, one mile from the City Center and one mile from Addenbrookes Hospital. Internally the flat comprises of entrance hall, open plan living/dining/kitchen area, a double bedroom and bathroom. Outside you will find well kept, communal grounds with undercover bike storage. This is a shared ownership property being sold as a 40% share, once purchased, it will be possible to buy more of the leasehold, all the way up to 100% ownership. The flat is also being offered for sale with the benefit of no onward chain so call or email us now to arrange your viewing.

Communal hall

Secured entrance to the block with hallway leading to the apartments.

Entrance hall 4.95m x 1.78m

With door to rear aspect, downlighters, radiator, storage cupboard housing electric central heating boiler and ventilation controls and doors to all rooms.

Lounge/kitchen 4.50m x 4.39m

Lounge area

With double glazed window to front aspect, downlighters, ventilation, wall mounted telephone entry system, T.V and telephone points.

Kitchen area

Downlighters, ventilation, fitted kitchen with matching wall and base units and worktop over, inset sink and drainer unit, tiled splashback, inset electric hob with extractor hood over, built in electric oven, plumbing for washing machine, space for under counter fridge/freezer and laminate flooring.

Bedroom 4.39m x 2.74m

With double glazed window to front aspect, T.V point and radiator.

Bathroom 2.29m x 1.96m

With obscured, double glazed window to side aspect, downlighters, ventilation, part tiled suite comprising of low level W.C, wash hand basin, bath with mixer taps and shower over, electric shaver point and heated towel rail.

Outside

The block is set back from Cherry Hinton Road by a security gate with well kept and attractive grounds including trees and a communal lawn. There is also the benefit of undercover bike storage.

Agent notes

Council tax band C: Approx £1,600 per annum.

Leasehold property, vendor is compiling the details containing the exact lease length remaining.

Buyer must be registered and approved by Help to Buy online (East and South east). <https://www.helptobuyese.org.uk>.

The buyer will not be able to purchase this if they own and are keeping an additional property.

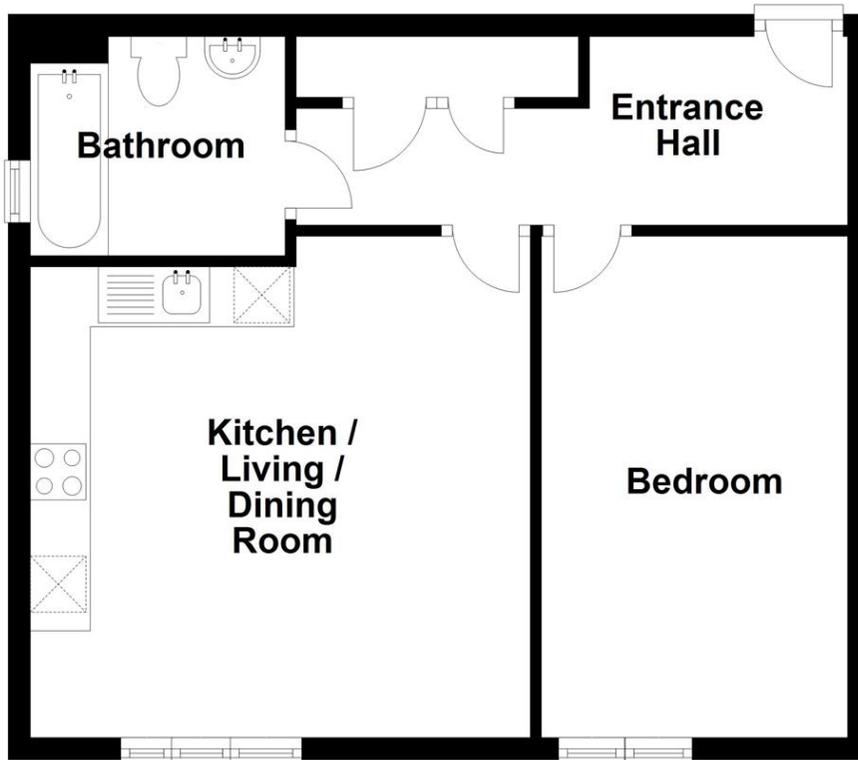
Rent on remaining 60% share: £443.15 per month, this includes the service charge.

Once purchased there is an option to purchase 100% of the leasehold in incremental stages.

No onward chain.

Floor Plan

Approx. 45.6 sq. metres (490.9 sq. feet)



Total area: approx. 45.6 sq. metres (490.9 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 | 82 | 82 |
| (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 | 91 | 91 |
| (81-91) B | | |
| (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 | |