



CHIEFTAIN WAY, CAMBRIDGE, CB4 2EF

OFFERS AROUND £280,000

39 Chieftain Way, Cambridge, CB4 2EF

A well-presented, two-bedroom, top floor apartment that offers spacious, light, and airy accommodation that enjoys an east-west aspect. The property forms part of a popular and convenient north-city development and benefits from allocated parking.

2 double bedrooms - bathroom - reception hall - dual aspect living room with balcony - well-fitted kitchen - plenty of built in storage - allocated parking - security entry system - gas fired radiator heating - double glazing - no chain

Chieftain Way forms part of the popular Orchard Park development which is located off Kings Hedges Road, around 2 miles north of the city centre. The development is well served by a range of shops catering for most day-to-day needs. Various Guided Bus 'stops' border the development. This service provides easy access to the city centre and ultimately the proposed new train station. The A14 is close by and links with The M11.

This spacious, light, and airy apartment occupies the top floor of a stylish modern block. It enjoys a sunny east-west aspect and is well-presented throughout. An attractive feature of the property is the dual aspect living room which includes a well-fitted kitchen and balcony to front.

The reception hall has a large westerly facing window, three built-in storage cupboards, loft access and the security entry phone. Enjoying a dual, east-west, aspect, the sizeable living area includes a well-fitted kitchen and double doors onto a balcony. With integrated appliances that include a fridge/freezer and washing machine, the kitchen has granite-effect work tops with matching splash backs, range of cupboard and drawer units, stainless steel sink unit, inset electric hob, extractor hood and built-in oven. Both bedrooms are double in size. Extensively tiled, the bathroom has a panelled bath with mains shower over and screen to side, pedestal hand basin, low level WC, shaver socket, extractor fan and window to rear.

Outside, the property is surrounded by well-kept communal grounds that include allocated parking, bike and bin store.



Features of Note

- Top floor
- Two double bedrooms
- Dual aspect living area with balcony
- Allocated parking
- No chain

Services

All mains services are connected.

Tenure

The property is being offered for sale leasehold with vacant possession upon completion.
Term of lease: 99
Commencement of lease: 2010
Ground rent pa: 100
Service charge pa: 1,000

Local Authority

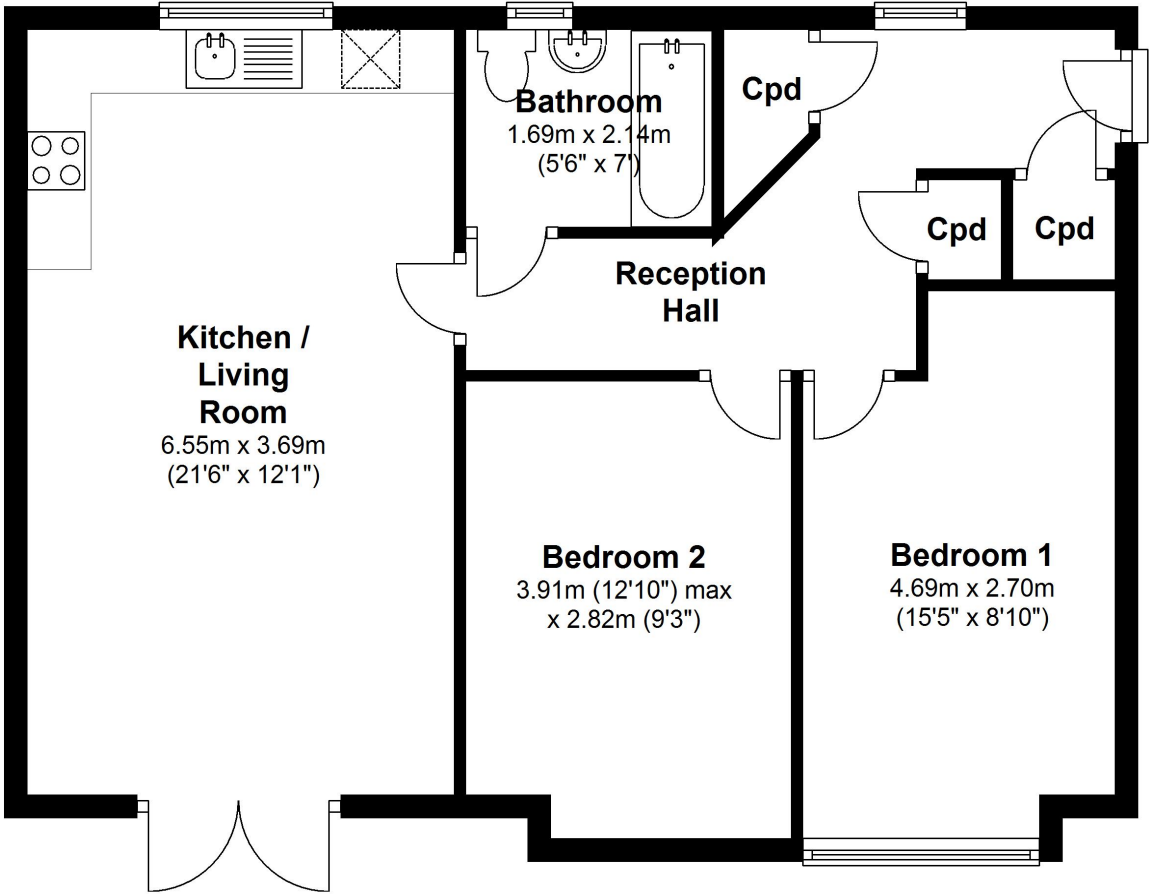
Cambridge City Council.
Tel: 01223 457000
Tax Band: C

Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B	84	85
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		

The full version is available on our website or on request.

Floor Plan
Approx. 62.5 sq. metres (672.5 sq. feet)



Total area: approx. 62.5 sq. metres (672.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

NOT TO SCALE: For guidance purposes only
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