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## UNION ROAD, CAMBRIDGE, CB2 1HE

- Cambridge City Centre - approx. 0.3 mile
- Cambridge Railway Station - approx. 0.4 mile
- Addenbrookes Hospital - approx. 1.4 miles

Highly sought after location • No onward chain • Well-presented throughout • Balcony off the bedroom • EPC rating C

### DESCRIPTION

Positioned equidistant between the city centre and the railway station, being less than half a mile from each.

The accommodation consists of an entrance hall, sitting room, kitchen, bedroom and bathroom, with a balcony off the bedroom.

The building is accessed via the ground floor door, controlled by the intercom audio system. Rising to the first floor of the building to access the apartment.

Entering into the entrance hall with wood flooring and a large cupboard. The sitting room/kitchen enjoys a stylish kitchen, partial wood flooring and a Juliette balcony. The bedroom also enjoys wood flooring with a south-facing balcony. The bathroom, also the en-suite is extensively tiled with a shower cubicle, vanity sink unit, WC and a heated towel rail.

## A VERY WELL-PRESENTED AND CONVENIENTLY POSITIONED ONE-BEDROOM FIRST FLOOR APARTMENT ON UNION ROAD JUST OFF HILLS ROAD.



## 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.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold 125 Years from September 2011

**Ground Rent:** £200 per annum (approx)

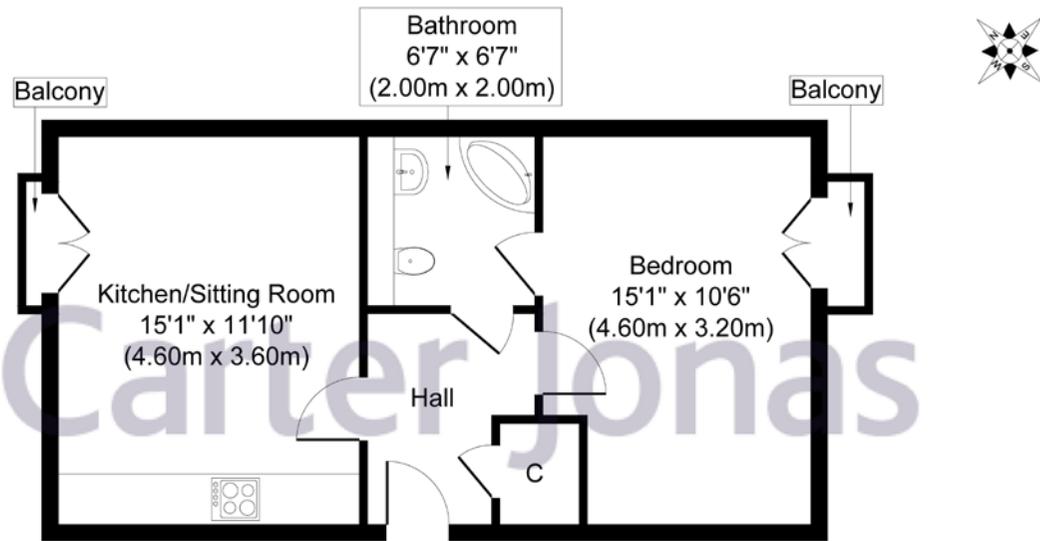
**Service Charge:** £1,517 per annum (approx)

**Services:** Mains electricity connected

**Local Authority:** Cambridge City Council

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





**Approximate Floor Area**  
**446 sq. ft**  
**(41.40 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(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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