

**FOR SALE**



**Warren Close, Cambridge**

**2 Bedroom, 2 Bathroom, Apartment**

**£400,000**

**MARTIN&CO**



- **Two Double Bedrooms**
- **Central Location by the Station**
- **Secure Underground Parking**
- **Extensive Balcony**
- **Two Bathrooms**
- **Sold with No Onward Chain**
- **EPC Rating: B**

This superb two bedroom apartment is located in the popular and sought after 'Triangle' development. Its incredibly convenient location gives unrivalled access to Cambridge railway station, the city centre and the many amenities of Hills Road and Mill Road.

This quiet, first floor property briefly comprises:

Entrance hall with large storage cupboard and airing cupboard; generous lounge/diner with doors leading to the extensive 30ft west-facing balcony overlooking the private communal garden; open-plan kitchen with integrated Bosch oven, hob and extractor fan along with spaces for fridge/freezer, washing machine and dishwasher; a spacious master bedroom with door opening onto balcony and large built-in wardrobe; modern en-suite comprising shower, basin and WC; second double bedroom with door opening onto balcony and large built-in wardrobe; and a modern three piece bathroom suite with shower over bath, basin and WC.

Additional benefits include allocated secure underground parking and cycle storage, lift to all floors, electric heating, entry phone system and well maintained private communal garden and grounds.



The property is sold with no onward chain and approximately 984 years remaining on the lease.

Service Charge: £2,361.30 Per Annum

Ground Rent: £250.00 Per Annum

Room Dimensions (approx.):

Kitchen – 3.1m x 1.9m

Living Room – 3.6m x 5.3m

Bedroom One – 4m x 2.8m

En-Suite – 2.4m x 1.4m

Bedroom Two – 4m x 2.5m (maximum measurements)

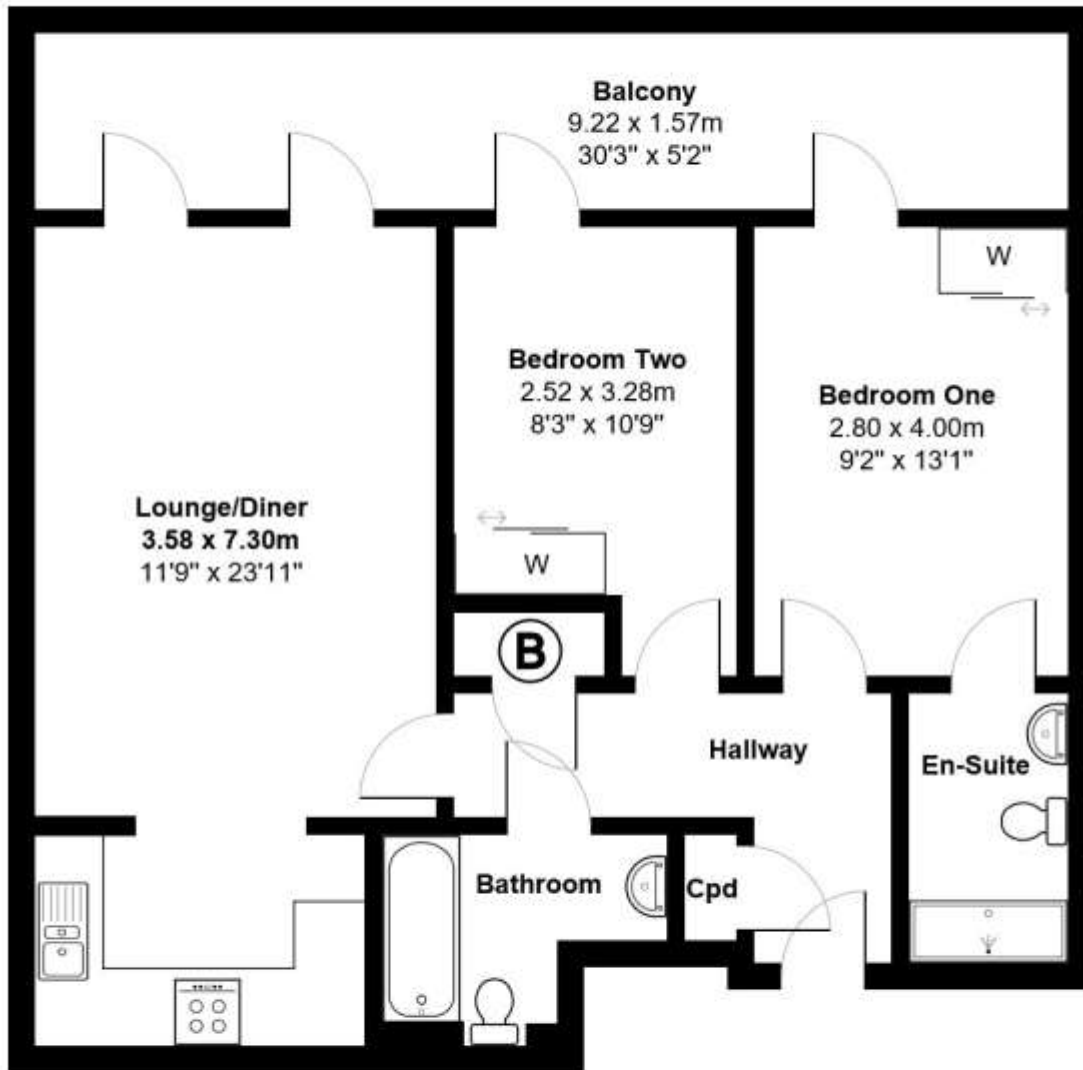
Bathroom – 2.4m x 1.8m (maximum measurements)

Balcony – 1.6m x 9.3m

Anti Money Laundering Regulations:

In order to comply with Anti Money Laundering Regulations, purchasers will be asked to provide photographic ID and proof of address documentation, as well as giving details of the intended source of funds. This information is required before we progress with any offer which has been agreed in principal, subject to contract. We appreciate your cooperation in order to avoid delays in proceeding with the sale.





Total Area: 79.5 m<sup>2</sup> ... 856 ft<sup>2</sup>  
Measurements including balcony

All measurements are approximate and for display purposes only

## Martin & Co Cambridge

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

