



Misty Meadows, Cambridge
CB5 8UR

Pocock+Shaw

13 Misty Meadows
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A well presented ground floor flat maisonette with its own patio garden area situated in this popular area with delightful views over Ditton Meadows

- 2 bedroom ground floor maisonette
- Direct views over Ditton Meadows
- Improved and re-modelled by current owner
- Semi open plan kitchen area with breakfast bar
- Underfloor heating to reception room and kitchen area
- Electric heating
- Parking space and secured brick store
- Newly extended lease (currently being negotiated)
- Rear patio area
- No upward chain

Guide Price £295,000



A well proportioned and re-modelled ground floor maisonette with direct views over Ditton Meadows. The property is situated in this popular Cambridge location and comprises; lounge/ dining room, open plan kitchen area with breakfast bar, 2 bedrooms, bathroom, storage shed and allocated parking space.

Misty Meadows is located off Howard Road, allowing easy and convenient access to A14, M11, Marshall's, Sainsbury's Superstore at Coldhams Lane and Cambridge City Centre. Within close proximity are a range of shops and facilities located at the junction of Barnwell Road and Newmarket Road. Walking and cycle paths allow for easy access on to the Chisholm Trail to Cambridge North Station (less than 10 minute cycle) and the Science and Business Parks, and Wadloes Footpath to Fen Ditton.

The property is being sold with the benefit of a newly extended lease and with no upward chain. The accommodation in detail comprises;

Ground Floor Part glazed upvc front door to

Living room 16'3" x 12'0" (4.96 m x 3.65 m) with bay window to front with views to meadows beyond. Wall mounted electric heater with digital control panel, vinyl plank flooring with under floor electric heating, door to inner hallway (see later) and opening onto

Kitchen/ Breakfast area 10'6" x 6'9" (3.21 m x 2.07 m) Kitchen fitted in 2017 with comprehensive range of high gloss wall and base units with work surfaces and upstands, breakfast bar area, built in Zanussi four ring electric hob with mirror tiled mosaics splashbacks above and Zanussi stainless steel chimney extractor hood, Zanussi electric oven, space and plumbing for washing machine, integrated Zanussi slim line dishwasher, integrated fridge/freezer, AEG eye level microwave, under unit lighting, ceramic sink unit with mixer taps, electric consumer unit (new 2017), vinyl plank flooring with under floor electric heating, glazed doors (new 2017) to garden and dining area.

Inner hallway with built in airing cupboard with factory lagged hot water tank and slatted wood shelving, further useful built in cupboard with shelving and clothes hanging rail.

Bedroom 1 11'5" x 9'11" (3.47 m x 3.03 m) with window to front with views to meadow land beyond, wall mounted Dimplex electric heater.

Bedroom 2 10'0" x 7'1" (3.04 m x 2.17 m) with window to rear, wall mounted Dimplex electric heater, vinyl plank flooring.

Bathroom with window to side, 'P' shaped bath with curved glass shower screen, fully tiled surround and Mira 40 electric shower over, vanity wash handbasin with mixer taps and mirror fronted cabinet with downlighting over, WC, chrome heated towel rail, ceramic tiled flooring.

Outside Brick pavior driveway adjacent to the side of the property with seating area and brick store. Further paved patio area to the rear.

Services Mains water, electricity and drainage.

Tenure The property is Leasehold. Current term of lease is 99 years from 1 January 1987 and enjoys a share of the freehold. The vendor has commenced proceedings to extend the lease and the benefit of this will be passed on to the purchaser. We understand the term of the extended lease to be 999 years from January 2015.

Service charge of approx. £850 p/a (invoiced twice yearly) to cover managing Misty meadows Ltd, buildings insurance, maintenance of communal areas and exterior, and reserve fund for major works etc. No ground rent is payable.

Council Tax Band B

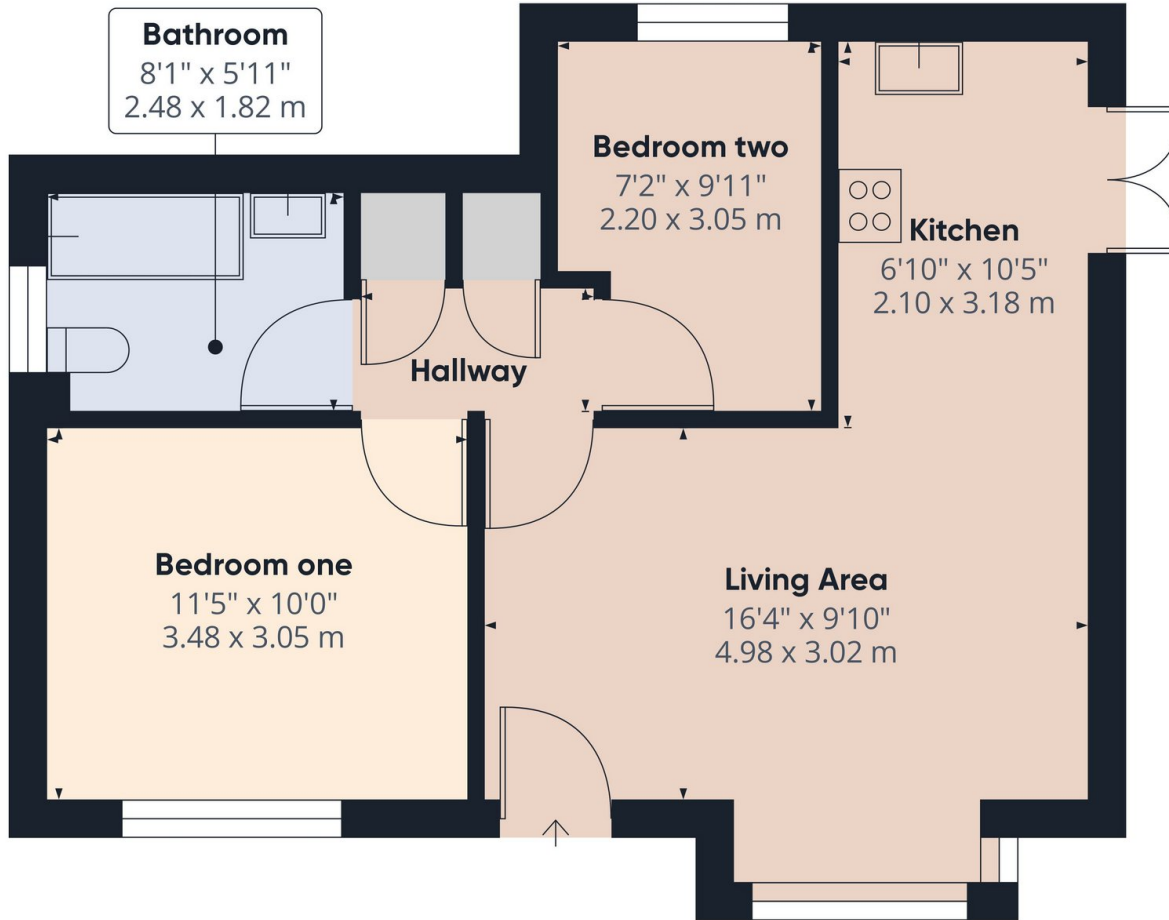
Viewing By Arrangement with Pocock + Shaw



Approximate total area

521.82 ft²

48.48 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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