



Mayflower House, Manhattan Drive, CB4 1JT



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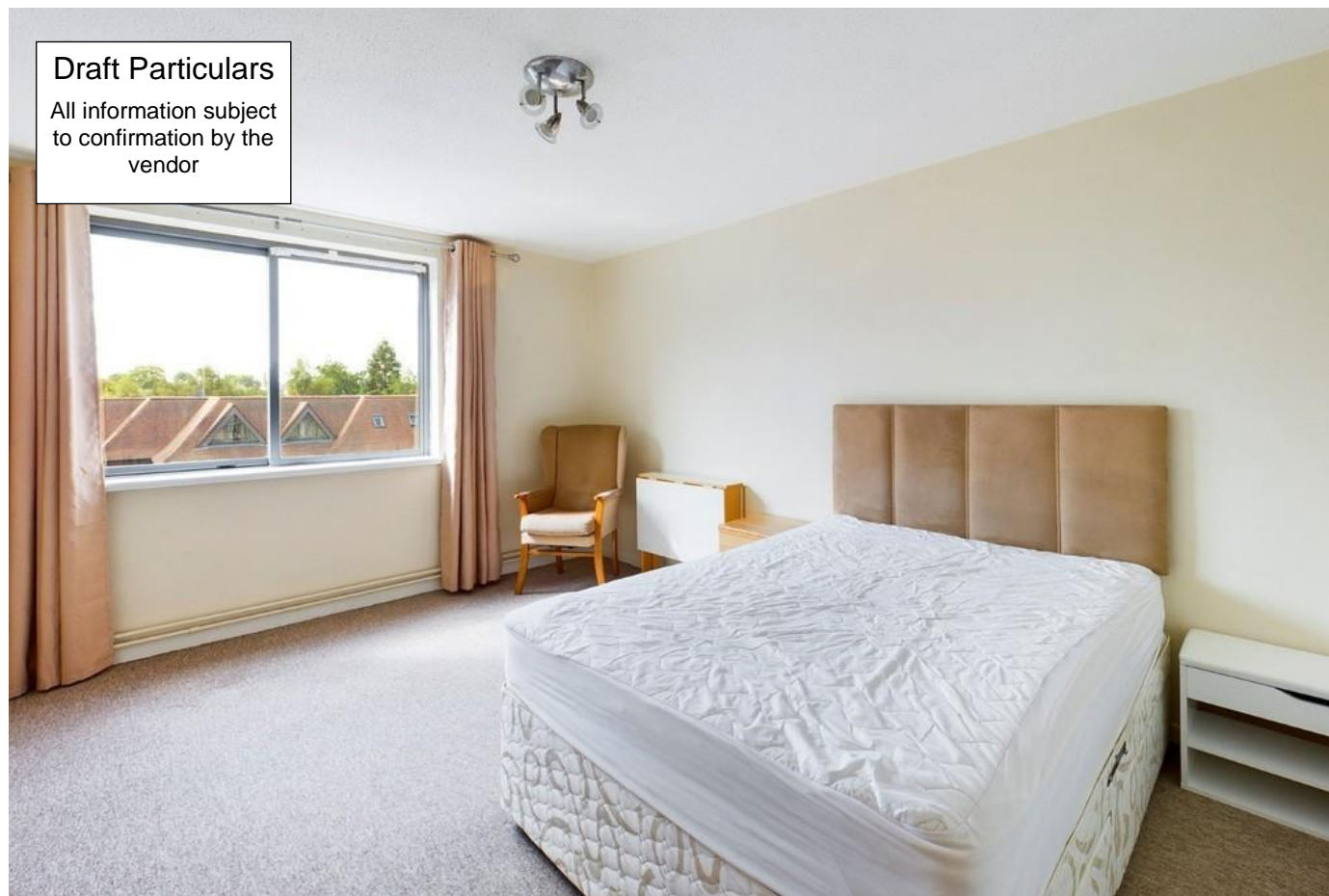
Residential sales, lettings & management

301 Mayflower House
Manhattan Drive
Cambridge
CB4 1JT

A well presented third floor studio flat overlooking attractive landscaped grounds in near central location close to the river.

- 14'9 x 11'2 Bedsitting Room
- Kitchenette
- Shower Room
- Communal heating system
- Double glazing
- Ample communal parking
- Just north of the river off De Freville Avenue
- Excellent setting in extensive grounds
- Convenient for the city centre

Offers around £165,000



Mayflower House is a seven storey block of studio flats built around 1970 in particularly attractive landscaped grounds in a near central part of Cambridge close to the river, Chesterton Road and Elizabeth Way. The location is convenient for access to the central city area, the Science Park, the Grafton Centre and Midsummer Common. The Railway Station is less than a mile and a half away.

Mayflower House is the tallest of five blocks of varied design which stand in the attractive landscaped grounds of Midsummer Meadows. It is situated off Manhattan Drive, in turn off Belvoir Road and De Freville Avenue. This well presented flat is situated on the third floor and has the benefit of a southerly aspect. There is a lift to all floors and a laundrette on the ground floor.

GROUND FLOOR Communal entrance hall with staircase and lift to the upper floors.

FLAT 301 (THIRD FLOOR FLAT)

KITCHENETTE 5' 3" x 9' 3" (1.6m x 2.82m) including entrance lobby area with work surfaces, sink unit with cupboard and space for fridge under, cooker point, cooker hood, full height tiled surrounds, wall cupboards, entrance door and opening to

BED SITTING ROOM 14' 9" x 11' 2" (4.5m x 3.4m) with radiator, double glazing, built in wardrobe cupboard, airing cupboard with hot water cylinder, fitting shelving and shelved wall cupboard.

SHOWER ROOM with shower with electric shower unit, hand basin, wc, bidet, wall tiling and light/shaver point.

OUTSIDE

COMMUNAL GROUNDS Mature and extremely well tended communal grounds with lawns, trees, ample parking and bicycle storage area.

SERVICES Mains electricity, water and drainage are connected to the flat. Communal central heating is provided, the cost of which is INCLUDED within the service charge.

LEASE DETAILS The property has the benefit of a long lease of 159 years from 25 December 2003 (some of the flats in the block have shorter leases). The ground rent is understood to be £200 per annum. The current service charge is approximately £555 per quarter and this includes maintenance of the building and grounds, a sinking fund for any major works needed in the building and the heating for the property.

COUNCIL TAX Band A


NOTICES

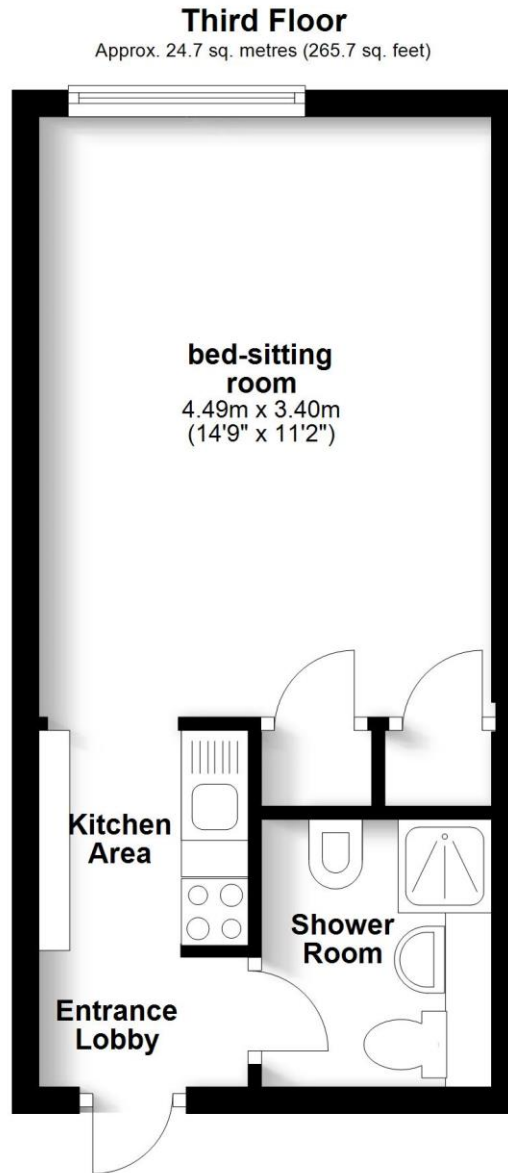
Compliance with new fire regulations: The entrance doors to each apartment are due to be replaced. Estimates are awaited, but it is understood that the cost will be less than £2,500, plus VAT per flat.

A planning application has been submitted by Mayflower Manhattan Ltd to build a further 8 flats to form a 7th floor to Mayflower House.

VIEWING By arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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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