



Mayflower House, Manhattan Drive
CB4 1TR



pocock & shaw

Residential sales, lettings & management

517 Mayflower House
Manhattan Drive
Cambridge
CB4 1TR

A well presented 5th floor studio flat in attractive landscaped grounds in a near central location close to the river.

- 4.42m x 3.42m Bedroom/sitting Room
- Kitchenette
- Bathroom with window
- Communal heating system
- Double glazing
- Ample communal parking
- Just north of the river off De Freville Avenue
- Excellent setting in attractive 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 one 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 on the 5th floor and has a fine view over the neighbourhood. It is situated at the end of the block and has the advantage of a window in the bathroom. There is a lift to all floors and a launderette on the ground floor.

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

FLAT 517 (FIFTH FLOOR)

KITCHENETTE 9'4" x 5'3" (2.85 m x 1.61 m) including entrance lobby area, with stainless steel sink unit with cupboard and space for fridge under, electric cooker point with cooker hood above, tiled surrounds, work surface with cupboards below, range of wall cupboards, tall store/cloaks cupboard, vinyl flooring and glazed door to

BED/SITTING ROOM 14'6" x 11'3" (4.42 m x 3.42 m) with radiator, double glazing, built in wardrobe cupboard, airing cupboard with hot water cylinder with immersion heater.

BATHROOM with bath with electric shower above, hand basin, wc, fully tiled walls above fittings, remainder half tiles, extractor fan, vinyl flooring and window providing natural light and ventilation.

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. Water supply costs are also included in the service charge.

LEASE DETAILS The property has the benefit of a long lease of 159 years from 25 December 2003. The ground rent is understood to be £25 per quarter. The current service charge is approximately £555 per quarter and this includes maintenance of the building and grounds, water charges 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.

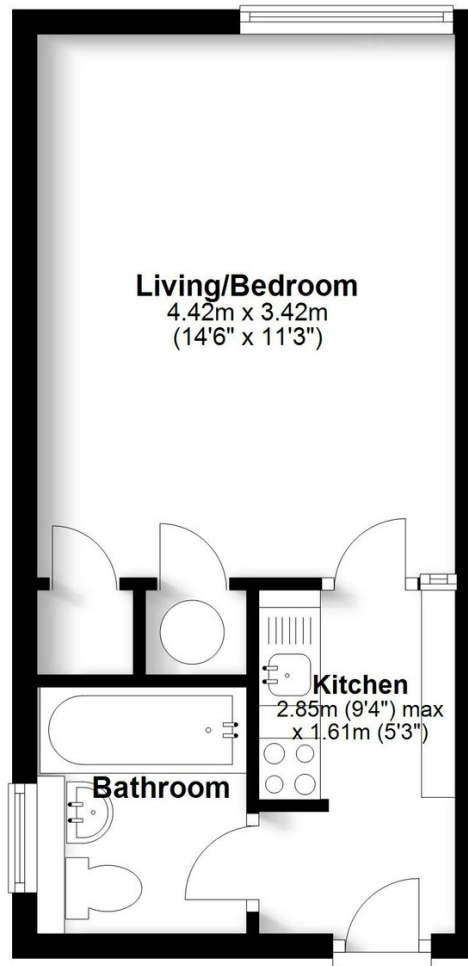
VIEWING By arrangement with Pocock & Shaw.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

5th Floor

Approx. 25.1 sq. metres (269.7 sq. feet)



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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