



Mayflower House, Manhattan Drive, Cambridge
CB4 1TR



pocock & shaw

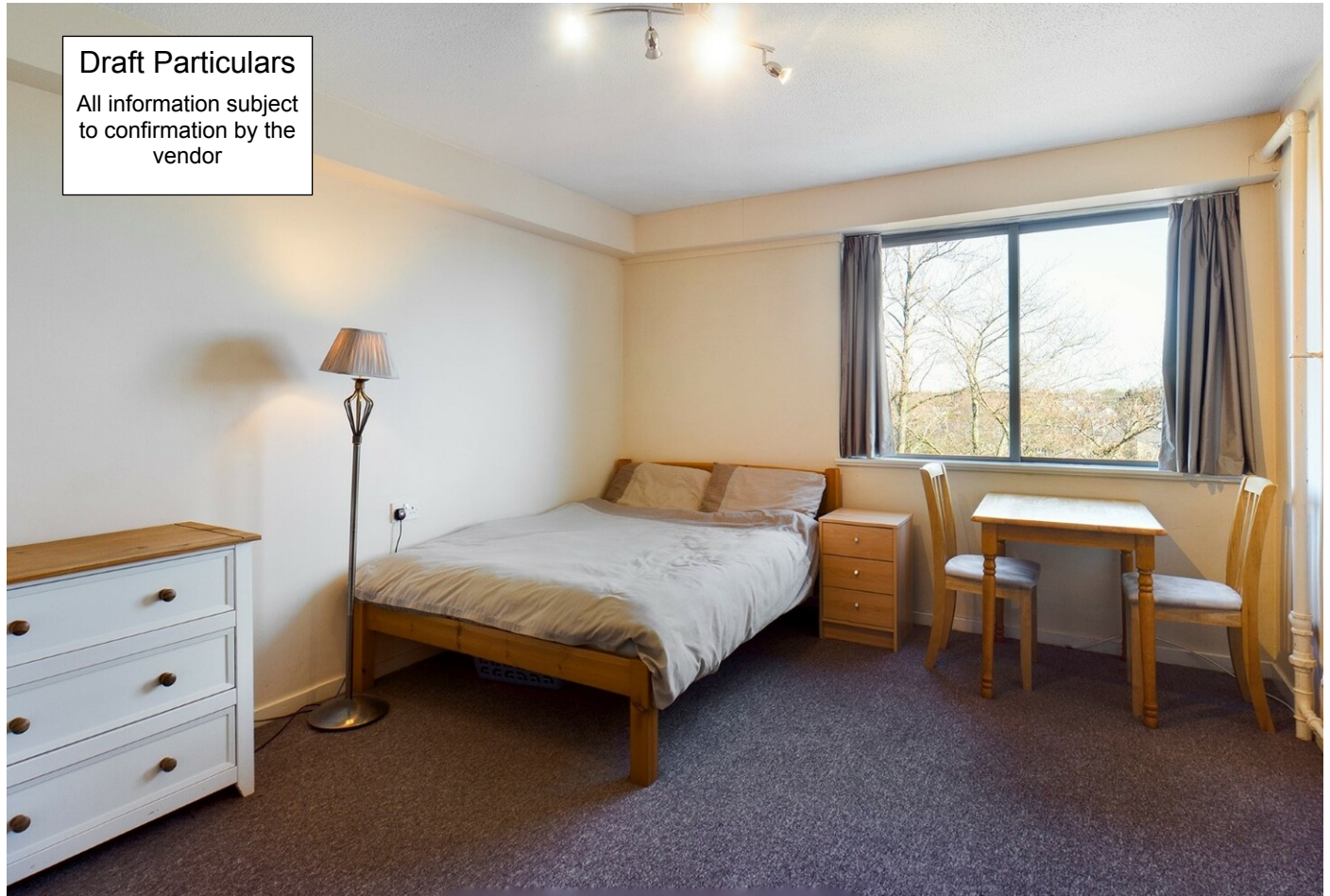
Residential sales, lettings & management

610 Mayflower House,
Manhattan Drive
Cambridge
CB4 1TR

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

- 4.51m x 3.41m Bedsitting Room
- Kitchenette
- Bathroom 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 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 situated on the top floor and has a fine view over the neighbourhood. 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 610 (SIXTH FLOOR FLAT)

KITCHENETTE 9'1" x 5'3" (2.78 m x 1.59 m) including entrance lobby area with work surfaces, inset sink with cupboard and space for fridge under, electric cooker point, tiled surrounds, wall cupboards, further work surface with cupboards below and opening to

BED SITTING ROOM 14'10" x 11'3" (4.51 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 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 £525 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

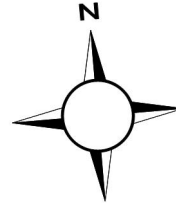
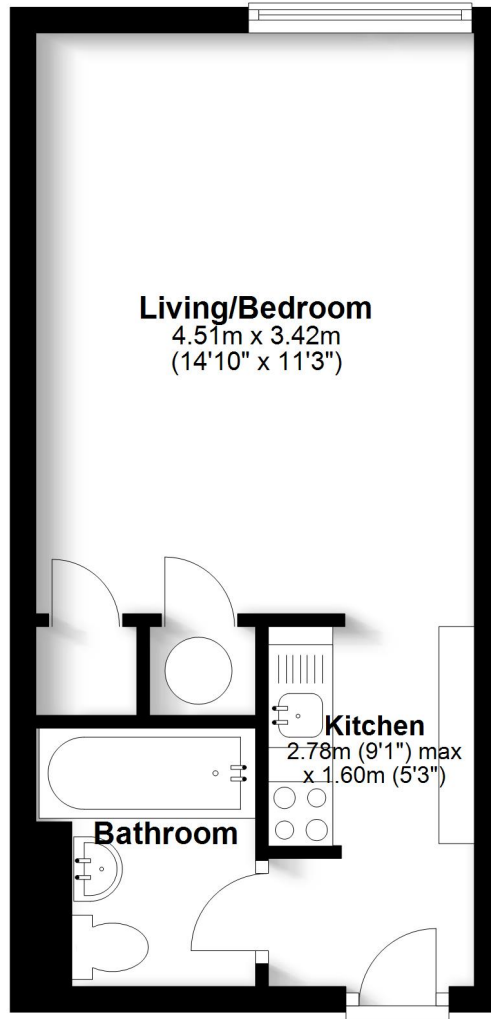
SERVICES Electricity, water & drainage. Communal heating.

VIEWING By arrangement with Pocock & Shaw



Top Floor

Approx. 25.2 sq. metres (271.1 sq. feet)



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	65	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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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