Two bed duplex apartment near rail station

86 Flamsteed Close, Cambridge CB1 3FE

Leasehold

savills

Second and third floor duplex apartment • Central location close to Cambridge station • Secure, undercroft parking for one car • Balcony • No onward chain

About this property

86 Flamsteed Close is an approximately 733 sq ft duplex apartment situated on this modern, popular development near Cambridge train station. The front door leads through to an open plan kitchen and living space with wooden floors throughout. The kitchen is well equipped with a fridge/freezer, hob and Zanussi oven as well as an oversized sink with clipped hose spray extension. The granite worktops extend round to create a breakfast bar. The living area features sliding glazed doors which lead out to a balcony. There is a cloakroom with utility space and plumbing for a washer/drier.

Upstairs, two double bedrooms both feature en suite shower rooms, with the master bedroom also benefitting from fitted wardrobes.

Tenure
Leasehold

Local Authority
Cambridge City Council: Band C

EPC rating = B

Viewing
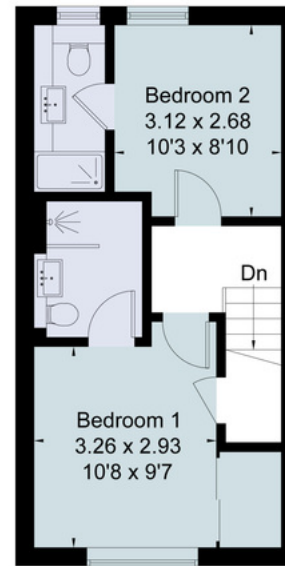Strictly by appointment with Savills

86 Flamsteed Close, Cambridge CB1 3FE

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Approximate Area = 68.1 sq m / 733 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)
For identification only. Not to scale.
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Balcony

Kitchen / Sitting Room
6.46 x 3.96
21'2 x 13'0

Up

IN

Second Floor

Bedroom 2
3.12 x 2.68
10'3 x 8'10

Dn

Bedroom 1
3.26 x 2.93
10'8 x 9'7

Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

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