



SUPERB, WELL PRESENTED CITY LIVING 2 BEDROOM DUPLEX WITH SEPARATE STUDIO

12 CHRIST'S LANE
CAMBRIDGE CB1 1NP

Leasehold

savills

A LARGE DUPLEX APARTMENT LOCATED IN THE MIDDLE OF CAMBRIDGE WITH A TERRACE AND LARGE SEPARATE STUDIO, IDEAL FOR WORKING FROM HOME.

12 CHRIST'S LANE CAMBRIDGE CBI INP

Leasehold

◆ EPC rating = C

Situation

• Christ's Lane is situated adjacent to Christ's College and close to Emmanuel College at the city end of St Andrew's Street, close to Petty Cury and in the heart of Cambridge city centre. Excellent shopping facilities including The Grand Arcade shopping mall and at John Lewis are literally a few steps away along with busy daily market square some 250 metres distant. Starbucks is adjacent to the entrance of Christ's View.

• There is an extensive range of cultural and recreational amenities including museums, the Cambridge Colleges and The Corn Exchange – one of the UK's popular music, arts and comedy venue's close by along with a variety of fashionable and traditional pubs, bars and restaurants all in the immediate vicinity.

• Schools in all age groups in both the state and independent sectors are available within the city including Parkside Community College, St Mary's, St Faith's, The Leys, Sancton Wood and The Perse.

• Cambridge bus/coach station is behind the scheme and adjacent to Christ's Pieces – a large public open grassed space which has national services whilst Cambridge railway station (1.1 miles distant) has services to London from around 48 minutes.

Description

Christ's Lane is a very central scheme of apartments constructed by Land Securities during 2008/2009 in conjunction with a retail complex which currently comprises names such as Zara, H & M and Metro Bank.

The property is one of 15 apartments, number 12 being a well presented duplex which extends to 1,043 sq ft with a terrace and a separate studio which could make a separate home office or additional accommodation. The property is approached via a discreet resident's entrance along Christ's Lane which has a stairwell and a lift ascending to the residential element along a covered walkway with views of Christ's College rooftops to the right.



Of particular note on the first floor is the open plan sitting room and connecting kitchen which is excellent for entertaining. The kitchen is fitted with integrated Kuppertsbush and Smeg appliances with granite working surfaces. The sitting room has wooden flooring and is mostly glazed to the rear elevation with full height glazed doors which lead to a large terrace – ideal for entertainment and a studio beyond. A WC completes this floor.

There are two double bedrooms situated on the second floor, the master has two double, built-in wardrobes and stylish en suite shower room fitted with Villeroy & Boch sanitary ware and Grohe fittings. There is also an additional bathroom, again with contemporary fittings and sanitary ware, adjacent to the second bedroom. The apartment, which has the benefit of a gas fired central heating system and is available with no upward chain, can be seen in greater detail on the attached floor plan.

There is no allocated parking available at Christ's Lane. Given the unique central position, other residents often decide to dispose of car usage, adopt a 'hire when needed' basis or seek a car parking space on a lease in the neighbourhood.

Tenure:

Leasehold - 125 years from 25 December 2007

Local Authority:

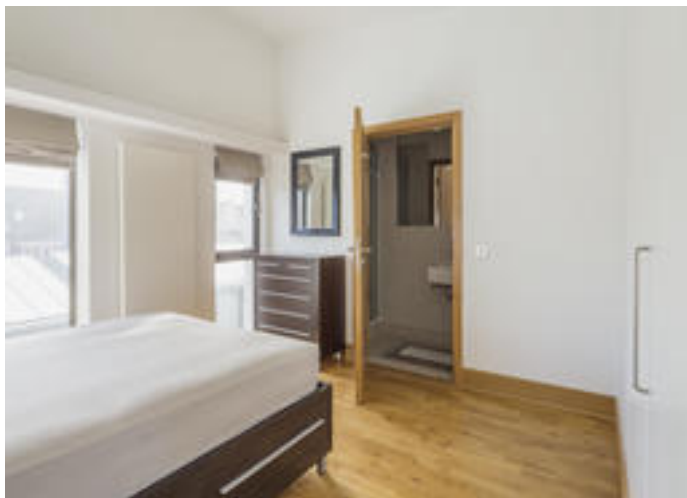
Cambridge City Council - Band E.

Outgoings:

Service charge - £2,300 per annum payable in 4 equal, quarterly instalments. Ground rent of £250 per annum. Insurance premium approx £200 per annum.

Viewing:

Strictly by appointment with Savills



12 Christ's Lane, Cambridge, CB1 1NP

Gross Internal Area (approx) = 96.9 sq m / 1043 sq ft
 Studio = 12.9 sq m / 139 sq ft
 Total = 109.8 sq m / 1182 sq ft
 For identification only. Not to scale.
 © Floorplanz Ltd



Savills Cambridge
 cambridge@savills.com
 01223 347147

savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 81021131 Job ID: 125200 User initials: 181022 VP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(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	