



VERY CENTRAL TOP FLOOR APARTMENT WITH SOUTH FACING BALCONY

58 MANOR PLACE
CAMBRIDGE CB1 1LJ

Leasehold

savills

VERY CENTRAL TOP FLOOR APARTMENT CLOSE TO JESUS COLLEGE AND CHRIST'S PIECES WITH SOUTH FACING BALCONY

58 MANOR PLACE CAMBRIDGE CB1 1LJ

Leasehold

◆ EPC rating = C

Situation

• Superbly central, about 400/500 metres on foot to market square & Guildhall, Grand Arcade shopping mall, Sainsbury supermarket along Sidney Street.

• Christ's Pieces about 100m distant, Jesus Green and Midsummer Common and River Cam also in close vicinity.

• Bus/coach station 250m and Cambridge railway station about a mile distant with services to London from around 48 minutes.

• Extensive cultural, sports and recreational amenities in Cambridge.

• Popular restaurants, bars and 'local' pubs along King Street and in immediate area.

Description

58 Manor Place is a purpose built apartment constructed in the mid 1970's of brick elevations beneath a tiled and flat communal roof and is approached via a covered stairwell to the 2nd (top) floor.

The property extends, via a large reception hallway with extensive cupboard space to 519 sq ft and has immaculate accommodation throughout.

Of particular note is the open plan sitting and dining room which is largely glazed to the front aspect and leads, via a glazed door to a full width enclosed balcony. From here there are views towards King Street and the tall tree canopies at Christ's Pieces along with King's College chapel.

The kitchen has been refitted with a comprehensive range of cream coloured cabinetry with 'U' shaped Corian working surfaces and has integrated Siemens washer, fridge and ceramic hob along with a Neff stainless steel oven.

The double bedroom is situated to the rear and has views over the rear of the houses on Jesus Lane with Jesus College beyond. There is a large walk-in wardrobe/closet with plenty of hanging and storage space within. The bathroom has also been re-fitted with stylish sanitary ware with a shower screen and



shower over the bath and has extensive wall tiling and a skylight.

Manor Place is accessed via three gated entrances along King Street and a sloped pedestrian/cycle entrance to the rear. There is no lift within the scheme.

The property, which can be seen in greater detail on the attached floorplans has a communal central heating system. Residents can, on application to Aldwyck Housing Group (formerly King Street Housing Society) acquire leased parking on an annual basis for a reasonable cost.

The property could suit a single person or a couple or those looking for a central pied a terre or rental investment.

Tenure:

Leasehold - 145 years, lease expires 18 December 2164

Local Authority:

Cambridge City Council: Council Tax Band B

Outgoings:

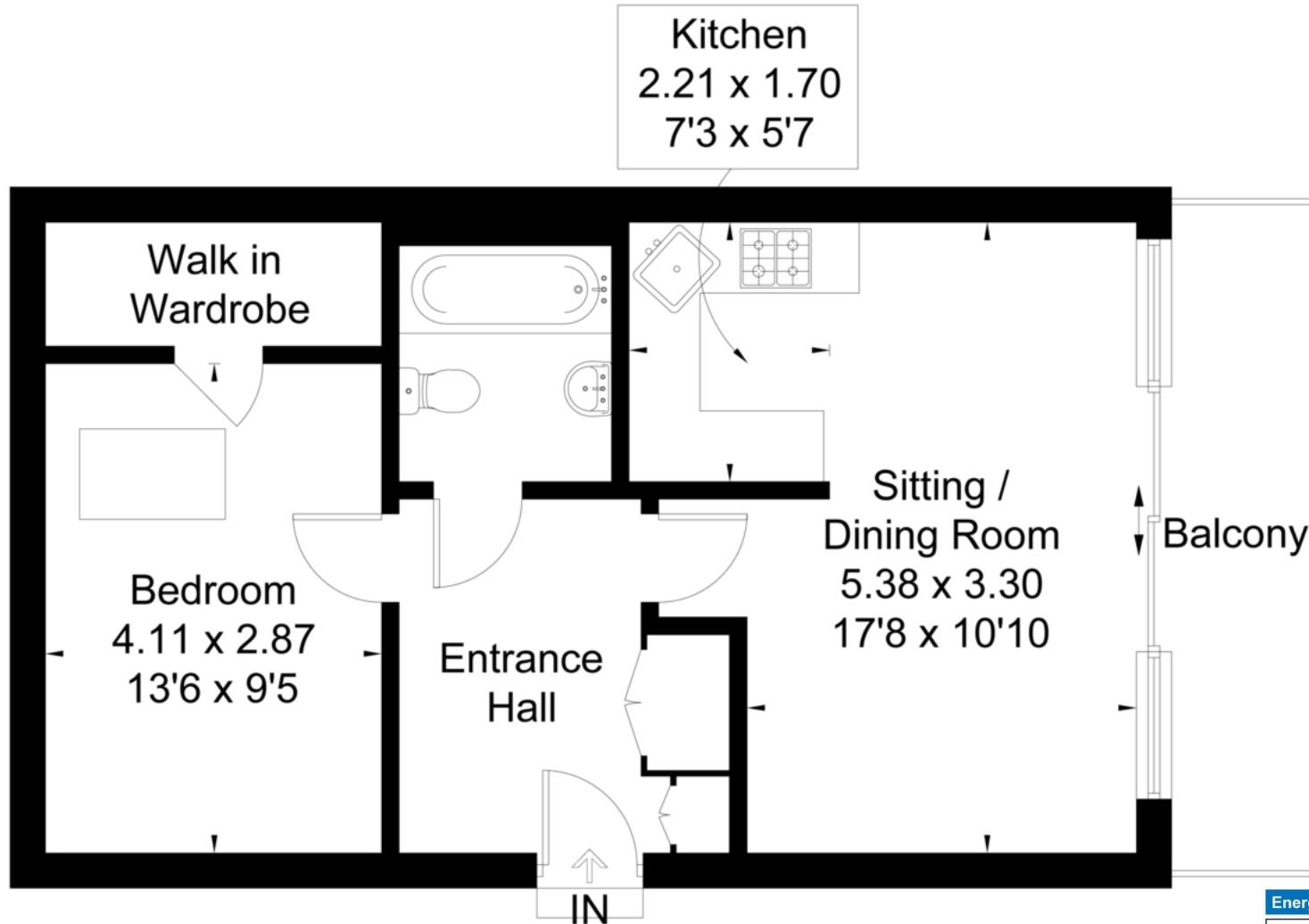
Service Charge: £1,896 per annum; No ground rent payable.

Viewing:

Strictly by appointment with Savills



Approximate Floor Area = 48.3 sq m / 519 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	75
(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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