



Stylish apartment with two balconies and leafy views

15 The Steel Building Kingfisher Way, Cambridge CB2 8BT

Leasehold: 125 years from January 2005



Very bright top floor apartment • Overlooking Hobson's Brook with distant leafy views • Open plan sitting/dining room with balcony and well equipped kitchen • Gated secure under-croft parking • No onward chain

Local information

- Close to Cambridge railway station with services to London from around 50 minutes

- Supermarket shopping close by along Hills Road and 'Cambridge Leisure'

- Schools for all age groups in state and independent sectors within Cambridge including The Leys, St Faiths and St Marys all within close proximity

- Excellent shopping facilities including Grand Arcade shopping mall and busy daily market in Cambridge.

- Cambridge University Botanical Gardens and public green open spaces close by.

About this property

15 The Steel Building is one of 28 stylish apartments within a contemporary scheme built during 2008. The property is situated on the fourth (top) floor and extends to 918 sq ft of accommodation which has south west facing views over grassland and Hobson's Brook.

The property is accessed via a staircase or lift. The hallway with oak flooring leads to the sitting room, again with oak flooring and tall glazed window and door to an enclosed balcony. This open plan space 'extends' into the kitchen which has granite work surfaces and high gloss cabinetry with integrated Miele and Elica appliances.

There are two double bedrooms including the master with floor-to-ceiling dual aspect windows and balcony with panoramic views and built-in mirrored wardrobes and an en suite shower/wet room with Villeroy & Boch sanitary ware.

The property which is being offered with immediate vacant possession has an underfloor heating system throughout the property. The remainder of the accommodation can be seen in greater detail on the attached floor plans. There is a secure allocated car parking space (number 19) and cycle parking situated at ground floor, beneath the block which is gated.

The property has a current service charge of £2,357.54 (payable in two equal instalments) and an annual ground rent of £375.

Tenure

Leasehold: 125 years from January 2005

Local Authority

Cambridge City Council: Band E

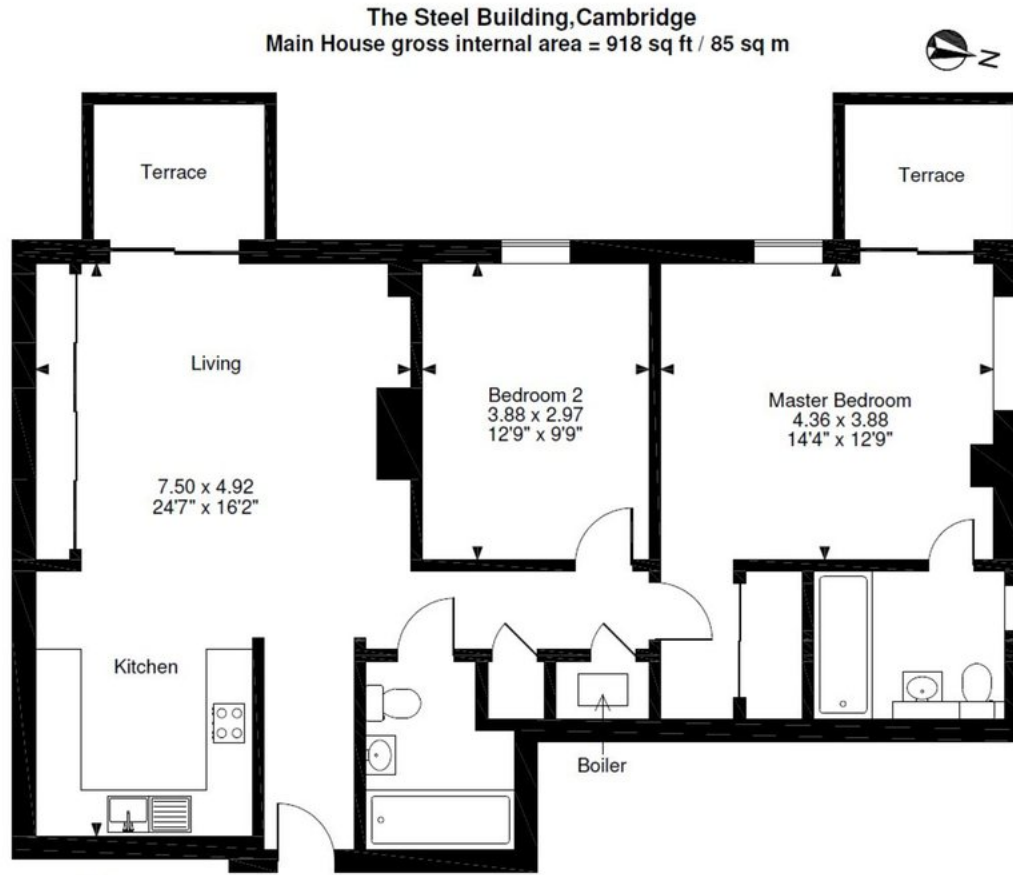
EPC rating = C

Viewing

Strictly by appointment with Savills







Ground Floor
 FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		77	79
(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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