

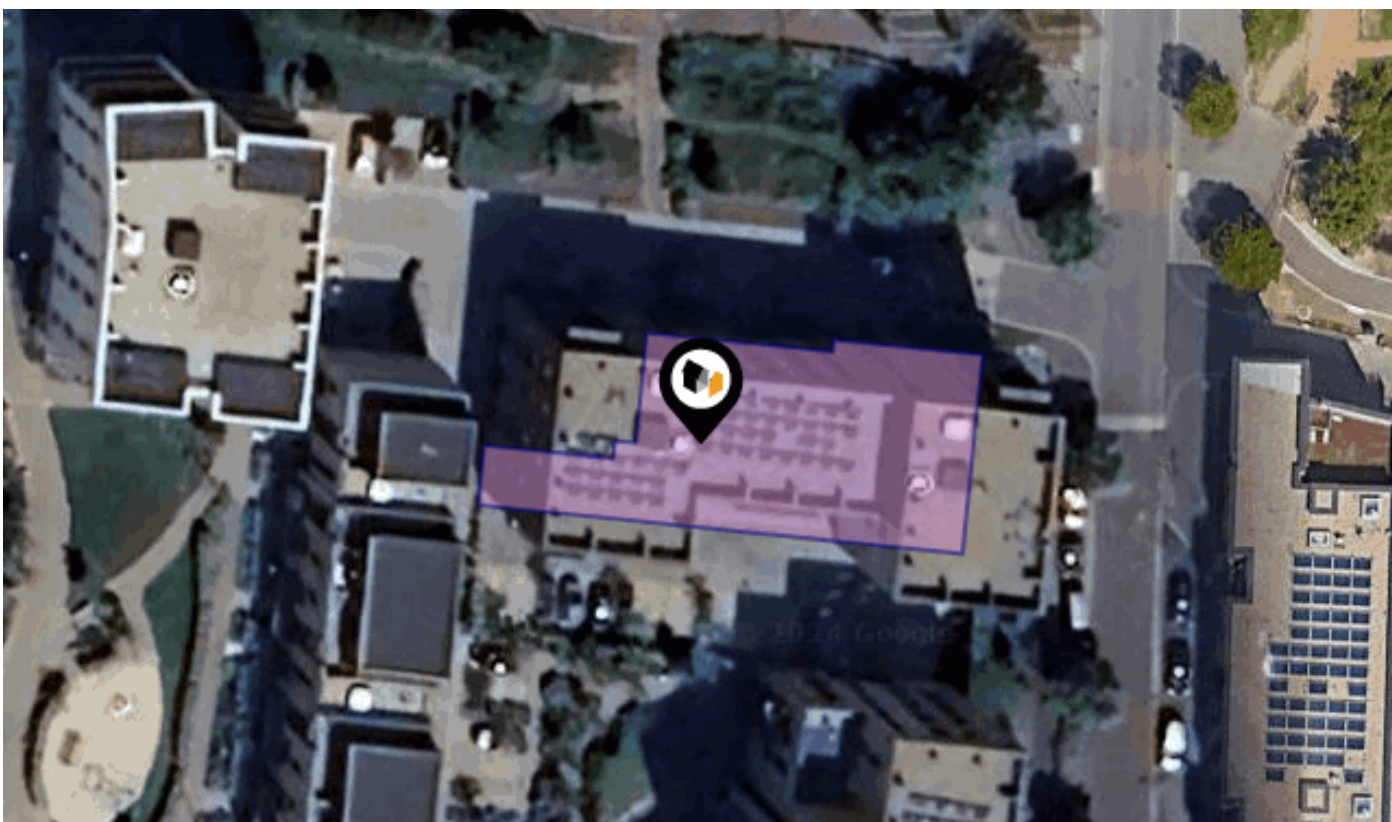


See More Online

# MIR: Material Info

The Material Information Affecting this Property

Monday 25<sup>th</sup> November 2024



## HENTY CLOSE, TRUMPINGTON, CAMBRIDGE, CB2

### Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

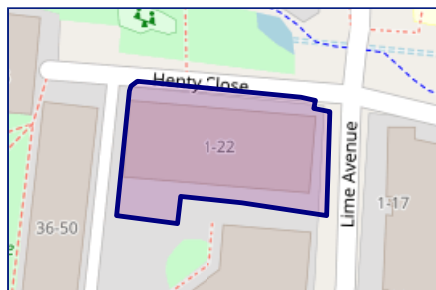
01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

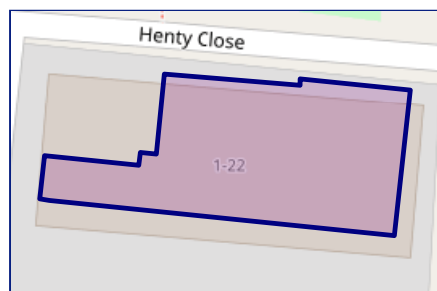


## Freehold Title Plan



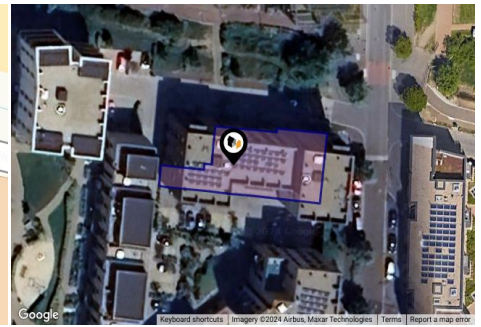
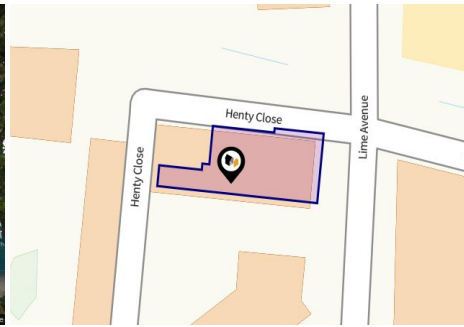
**CB434889**

## Leasehold Title Plan



**CB463224**

Start Date: 01/09/2021  
End Date: 31/03/2146  
Lease Term: 125 years from and including 31 March 2021  
Term Remaining: 121 years



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	2	<b>Start Date:</b>	01/09/2021
<b>Floor Area:</b>	731 ft <sup>2</sup> / 68 m <sup>2</sup>	<b>End Date:</b>	31/03/2146
<b>Plot Area:</b>	0.13 acres	<b>Lease Term:</b>	125 years from and including 31 March 2021
<b>Council Tax :</b>	Band C	<b>Term Remaining:</b>	121 years
<b>Annual Estimate:</b>	£1,999		
<b>Title Number:</b>	CB463224		

## Local Area

<b>Local Authority:</b>	Cambridgeshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>13</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Henty Close, Trumpington, CB2

Energy rating

**B**

Valid until 27.11.2029

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	85   B	85   B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

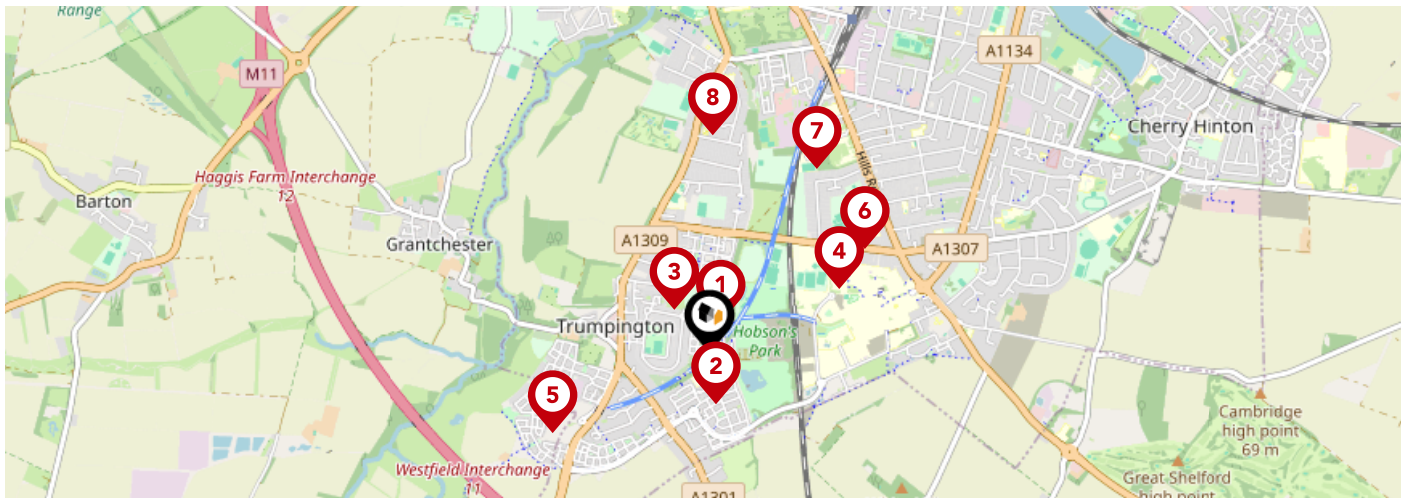
<b>Property Type:</b>	Flat
<b>Build Form:</b>	Mid-Terrace
<b>Transaction Type:</b>	New dwelling
<b>Energy Tariff:</b>	Standard tariff
<b>Main Fuel:</b>	Mains gas - this is for backwards compatibility only and should not be used
<b>Floor Level:</b>	Mid floor
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Walls:</b>	Average thermal transmittance 0.25 W/m-Â°K
<b>Walls Energy:</b>	Very Good
<b>Roof:</b>	(other premises above)
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(other premises below)
<b>Total Floor Area:</b>	68 m <sup>2</sup>

## Property Lease Information

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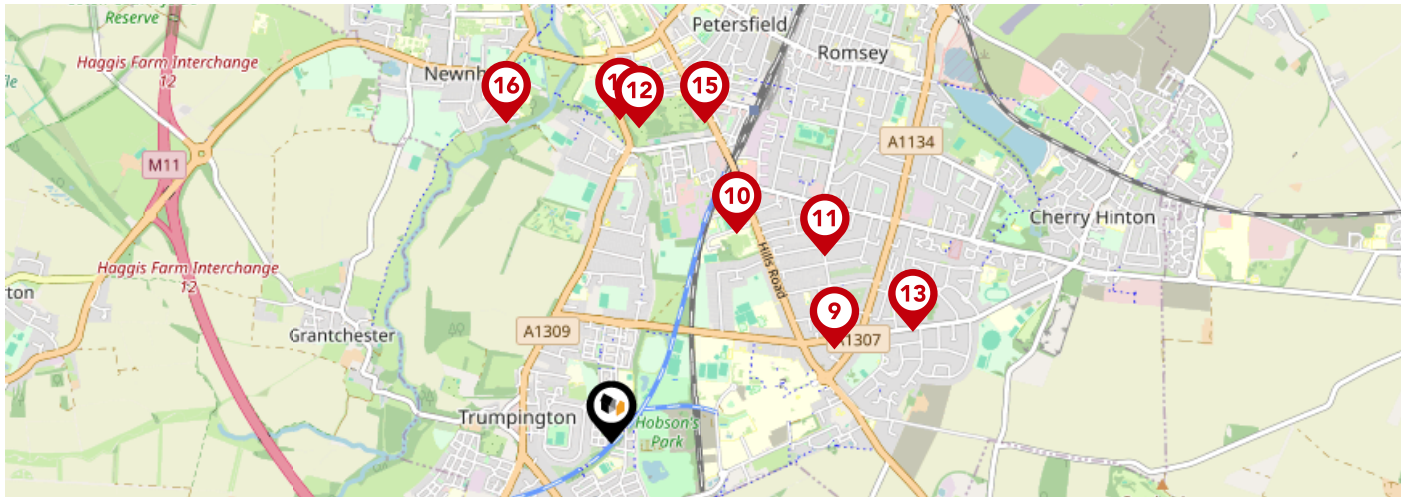
The property has 121 years remaining on the lease, a ground rent of £325 per annum, and a service charge of £1711.32 per annum.

The property is also available to purchase on the shared ownership scheme at 50% with a monthly rent of £540.75.



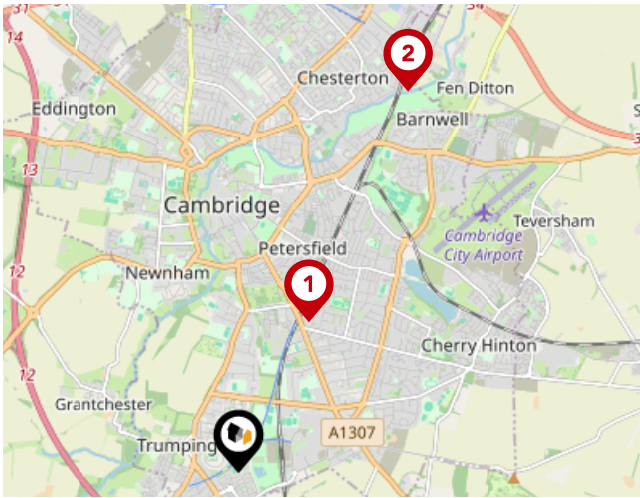
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Trumpington Community College</b> Ofsted Rating: Good   Pupils: 491   Distance:0.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Trumpington Park Primary School</b> Ofsted Rating: Good   Pupils: 403   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Fawcett Primary School</b> Ofsted Rating: Good   Pupils: 423   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Cambridge Academy for Science and Technology</b> Ofsted Rating: Good   Pupils: 431   Distance:0.66	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Perse School</b> Ofsted Rating: Not Rated   Pupils: 1705   Distance:0.85	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Abbey College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 466   Distance:0.96	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>St Faith's School</b> Ofsted Rating: Not Rated   Pupils: 577   Distance:0.98	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





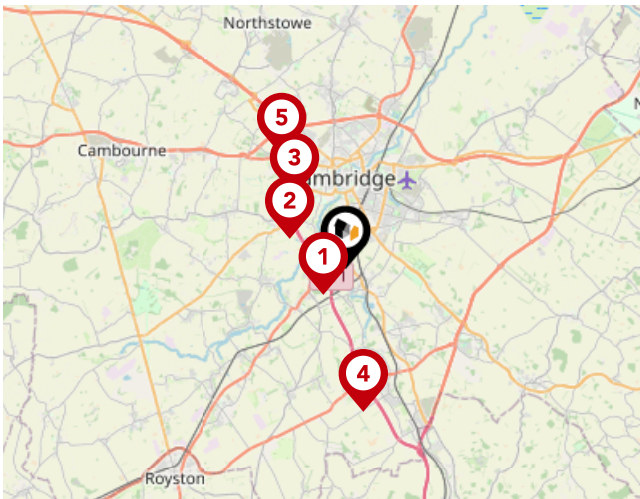
		Nursery	Primary	Secondary	College	Private
	<b>Homerton Early Years Centre</b> Ofsted Rating: Outstanding   Pupils: 118   Distance:1.1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hills Road Sixth Form College</b> Ofsted Rating: Outstanding   Pupils:0   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Morley Memorial Primary School</b> Ofsted Rating: Good   Pupils: 390   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's School</b> Ofsted Rating: Not Rated   Pupils: 613   Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Queen Edith Primary School</b> Ofsted Rating: Good   Pupils: 422   Distance:1.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Mander Portman Woodward</b> Ofsted Rating: Not Rated   Pupils: 211   Distance:1.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St. Andrew's College Cambridge</b> Ofsted Rating: Not Rated   Pupils: 146   Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Newnham Croft Primary School</b> Ofsted Rating: Good   Pupils: 229   Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





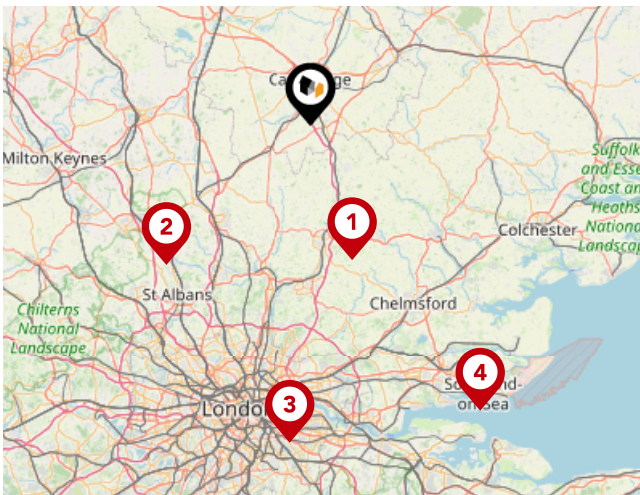
### National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.52 miles
2	Cambridge North Rail Station	3.8 miles
3	Foxtton Rail Station	4.73 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J11	1.25 miles
2	M11 J12	2.29 miles
3	M11 J13	3.23 miles
4	M11 J10	5.28 miles
5	M11 J14	4.71 miles



### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	20.6 miles
2	Luton Airport	29.4 miles
3	Silvertown	46.51 miles
4	Southend-on-Sea	48.69 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Hobson's Square	0.04 miles
2	The Busway Trumpington	0.16 miles
3	Paget Close	0.12 miles
4	Paget Road	0.2 miles
5	Monkswell	0.25 miles



### Cooke Curtis & Co

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We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

### Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

### Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the \*only\* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

### Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

### Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



# Cooke Curtis & Co

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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