

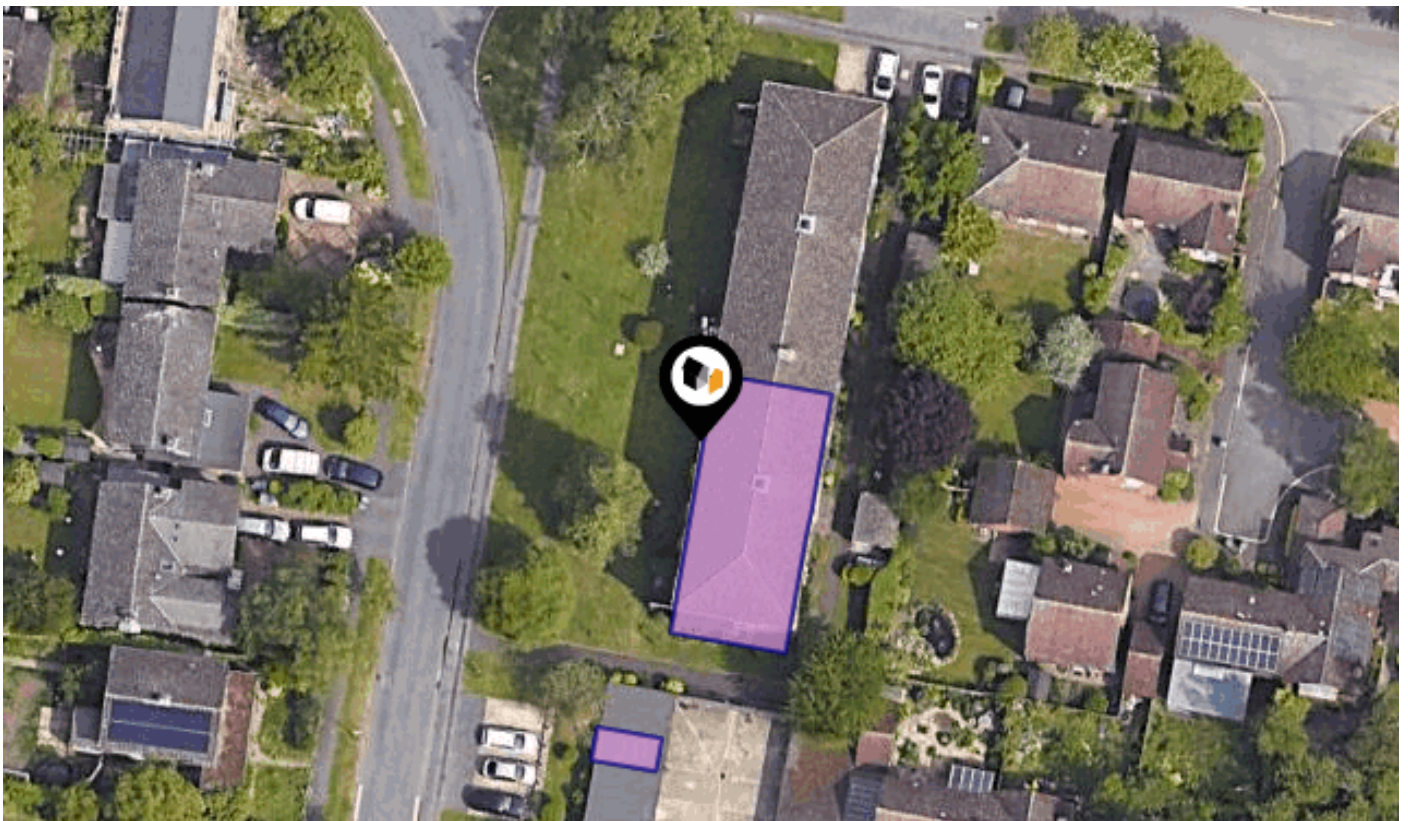


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MIR: Material Info

The Material Information Affecting this Property

Monday 06th January 2025



GOUGH WAY, CAMBRIDGE, CB3

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	2	Start Date:	14/12/1997
Floor Area:	1,033 ft ² / 96 m ²	End Date:	25/12/2996
Plot Area:	0.1 acres	Lease Term:	999 years from 25 December 1997
Council Tax :	Band E	Term	972 years
Annual Estimate:	£2,749	Remaining:	
Title Number:	CB1128		

Local Area

Local Authority:	Cambridge
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gough Way, CAMBRIDGE, CB3

Energy rating

D

Valid until 09.12.2034

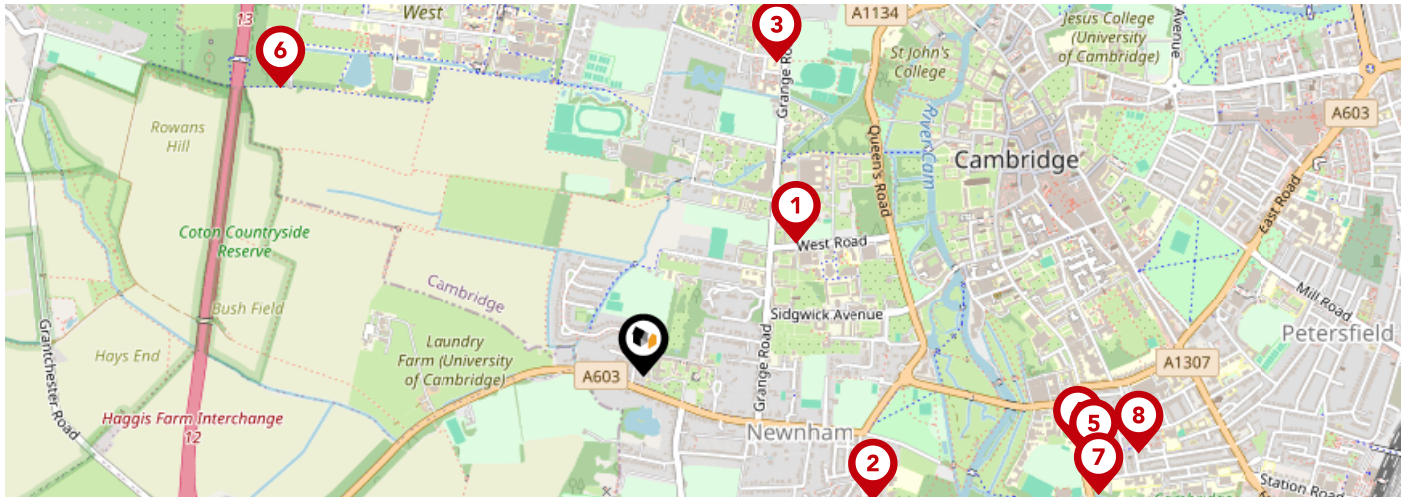
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

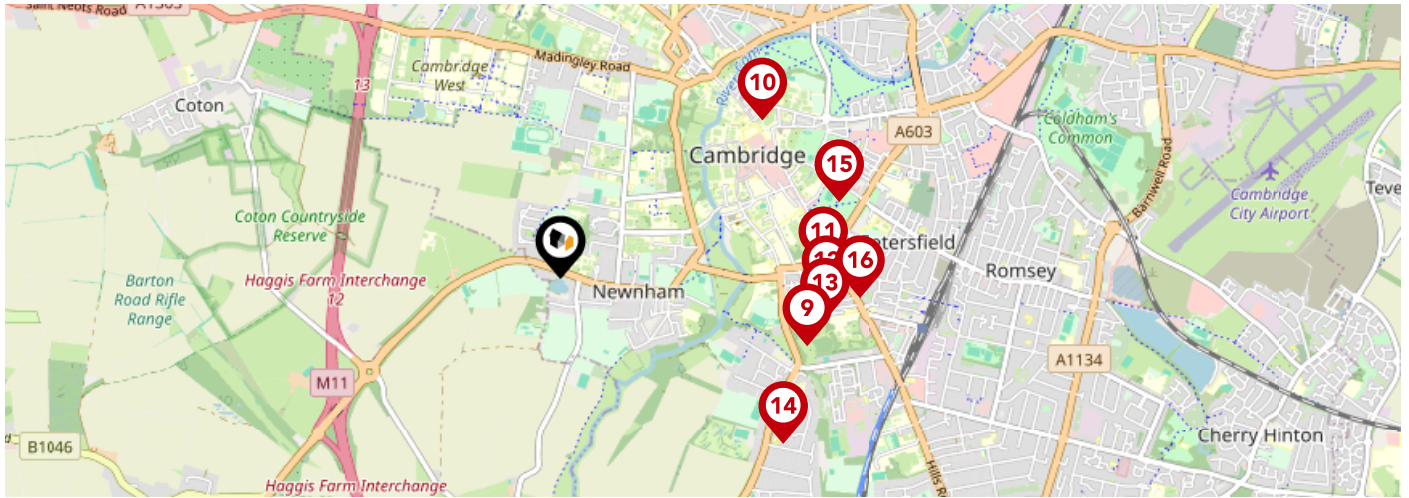
Property Type:	Top-floor flat
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, limited insulation (assumed)
Roof Energy:	Very poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 50% of fixed outlets
Lighting Energy:	Good
Floors:	(another dwelling below)
Secondary Heating:	None
Total Floor Area:	96 m ²

Property Lease Information

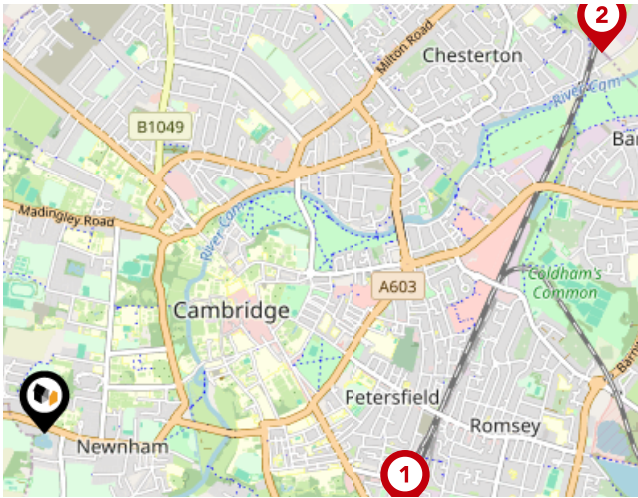
The property comes with the benefit of owning a share of the freehold. The lease 999 years from December 1997, meaning there are 971 years remaining and no ground rent payable. There is an annual service charge of roughly £2,388 per annum which is paid quarterly. The reserve fund for the year is £420 again, paid quarterly. The building is managed by RedRock Property Management.



		Nursery	Primary	Secondary	College	Private
	King's College School Ofsted Rating: Not Rated Pupils: 414 Distance:0.46	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Newnham Croft Primary School Ofsted Rating: Good Pupils: 229 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St John's College School Ofsted Rating: Not Rated Pupils: 435 Distance:0.78	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Leys School Ofsted Rating: Not Rated Pupils: 570 Distance:1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Heritage School Ofsted Rating: Not Rated Pupils: 194 Distance:1.04	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	University of Cambridge Primary School Ofsted Rating: Outstanding Pupils: 668 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mander Portman Woodward Ofsted Rating: Not Rated Pupils: 211 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Stephen Perse Foundation Ofsted Rating: Not Rated Pupils: 1668 Distance:1.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

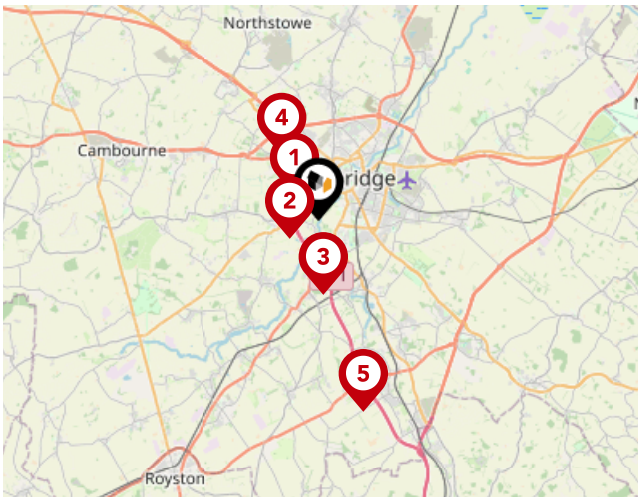


		Nursery	Primary	Secondary	College	Private
	St Mary's School Ofsted Rating: Not Rated Pupils: 613 Distance:1.16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Park Street CoFE Primary School Ofsted Rating: Good Pupils: 115 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cardiff Sixth Form College, Cambridge Ofsted Rating: Good Pupils: 74 Distance:1.19	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Primary School Ofsted Rating: Outstanding Pupils:0 Distance:1.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Pauls CofE VA Primary School Ofsted Rating: Good Pupils: 161 Distance:1.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Faith's School Ofsted Rating: Not Rated Pupils: 577 Distance:1.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Sancton Wood School Ofsted Rating: Not Rated Pupils: 397 Distance:1.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



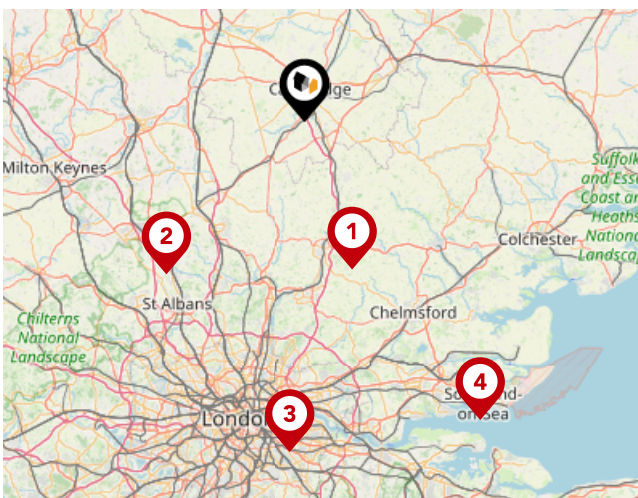
National Rail Stations

Pin	Name	Distance
	Cambridge Rail Station	1.68 miles
	Cambridge North Rail Station	3.07 miles
	Foxton Rail Station	5.83 miles



Trunk Roads/Motorways

Pin	Name	Distance
	M11 J13	1.26 miles
	M11 J12	1.22 miles
	M11 J11	2.71 miles
	M11 J14	2.71 miles
	M11 J10	7.17 miles

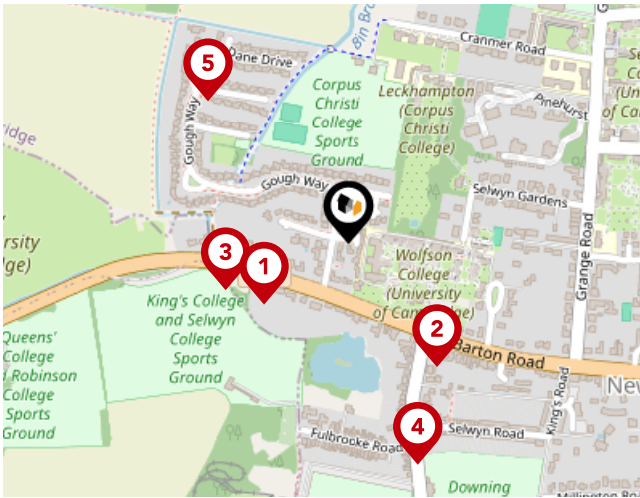


Airports/HELIPADS

Pin	Name	Distance
	Stansted Airport	22.55 miles
	Luton Airport	29.94 miles
	Silvertown	48.19 miles
	Southend-on-Sea	50.69 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Gough Way	0.12 miles
2	Grantchester Road	0.17 miles
3	Gough Way	0.15 miles
4	Selwyn Road	0.26 miles
5	Dane Drive	0.23 miles



Cooke Curtis & Co

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

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