

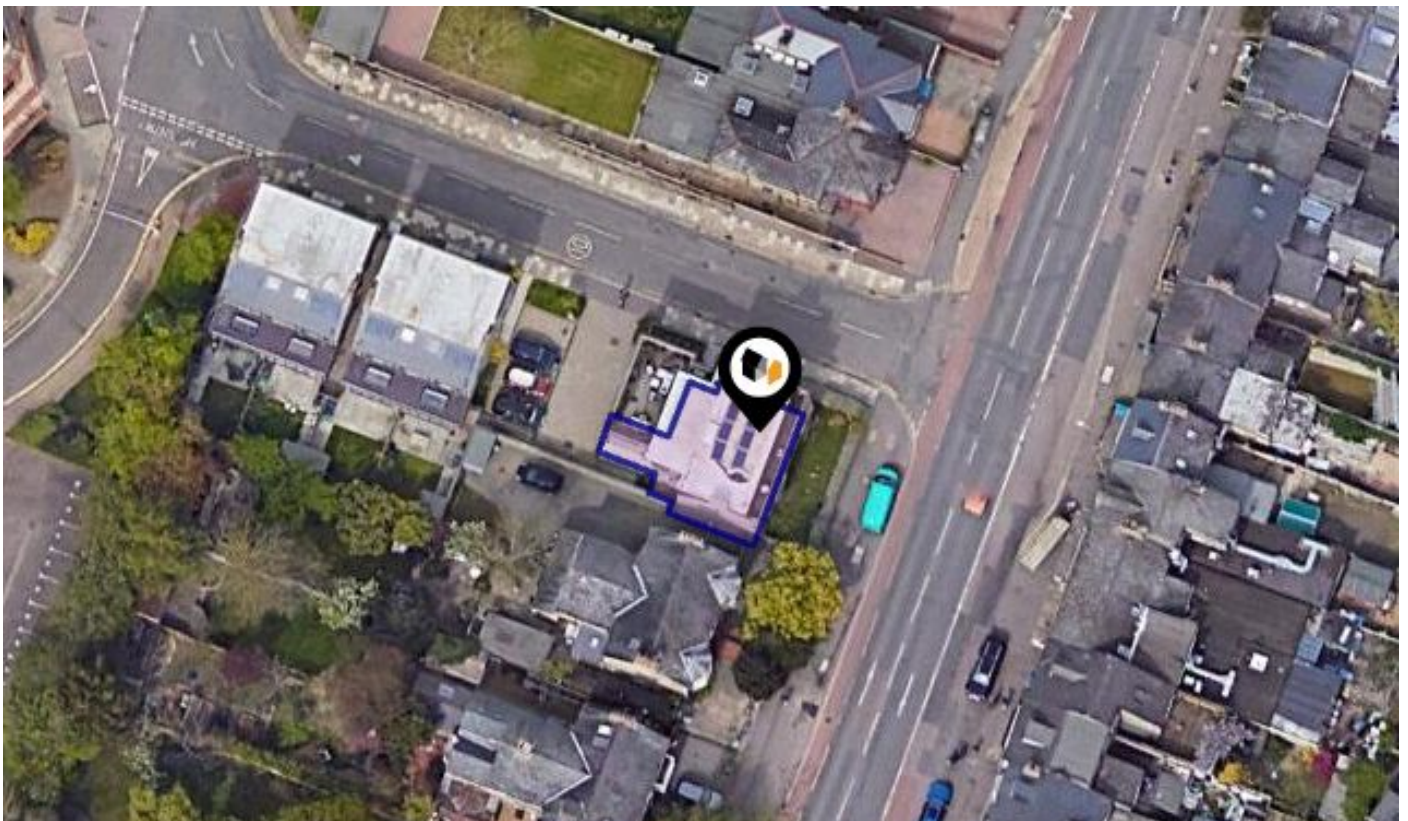


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 05th February 2025



WESTBROOK PLACE, CAMBRIDGE, CB4

Price Estimate : £310,000

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

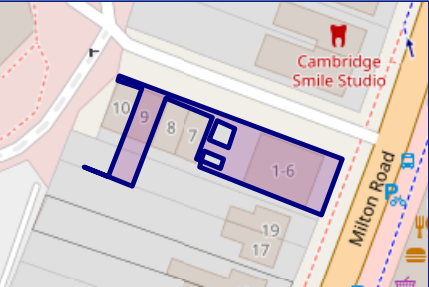
Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk



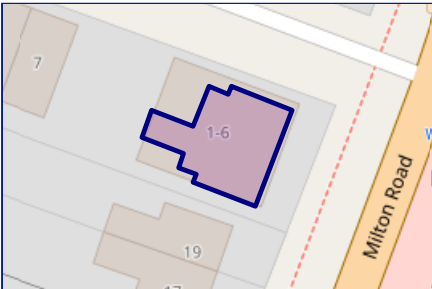
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Freehold Title Plan



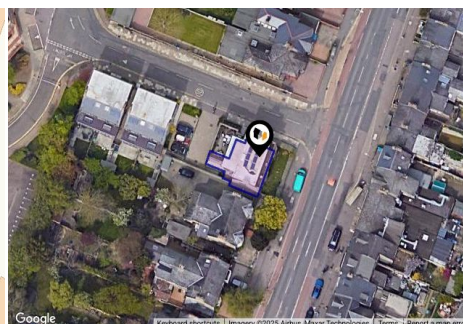
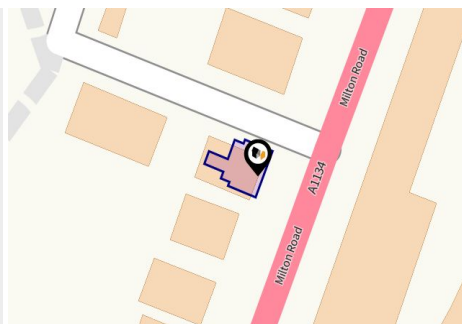
CB26144

Leasehold Title Plan



CB471763

Start Date: 11/07/2022
End Date: 01/01/3021
Lease Term: 999 years from 1 January 2022
Term Remaining: 996 years



Property

Type:	Flat / Maisonette
Bedrooms:	1
Floor Area:	419 ft ² / 39 m ²
Plot Area:	0.03 acres
Council Tax :	Band B
Annual Estimate:	£1,749
Title Number:	CB471763

Price Estimate:	£310,000
Rental Estimate:	£1,600
Yield:	6.19 %
Tenure:	Leasehold
Start Date:	11/07/2022
End Date:	01/01/3021
Lease Term:	999 years from 1 January 2022
Term Remaining:	996 years

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

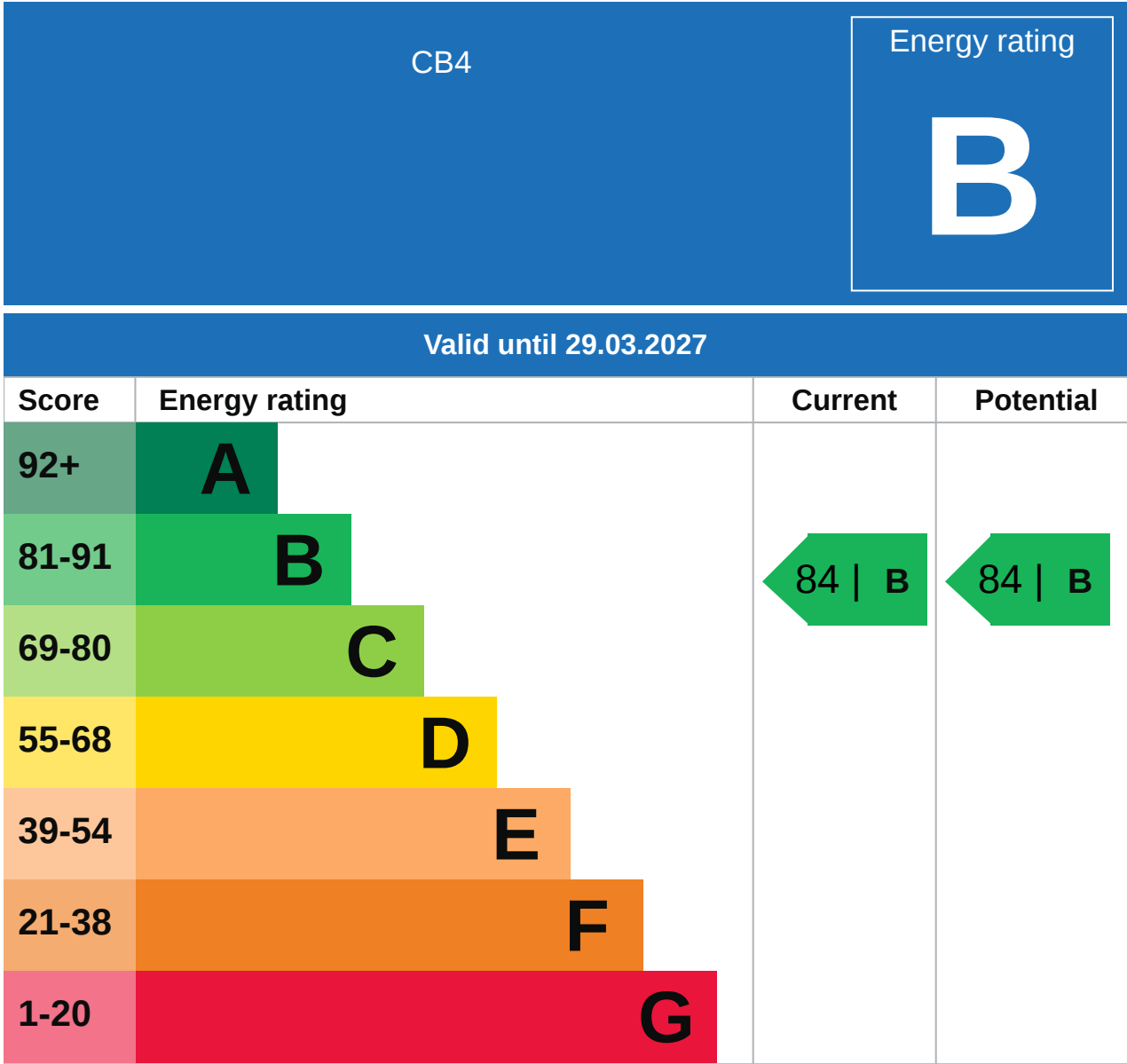
8	-
mb/s	mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



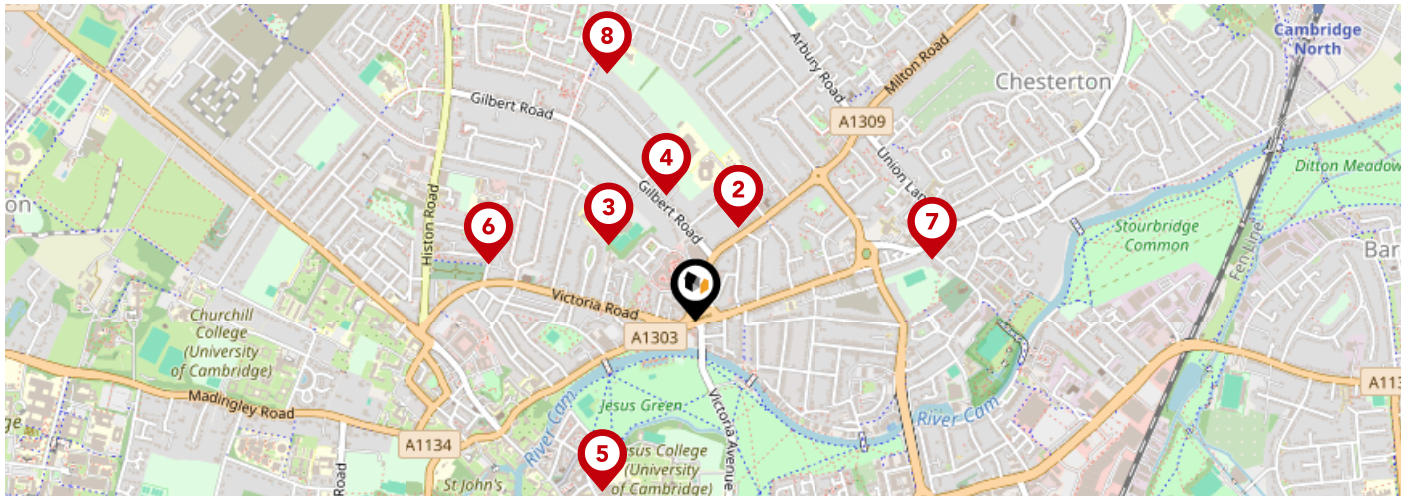


Additional EPC Data

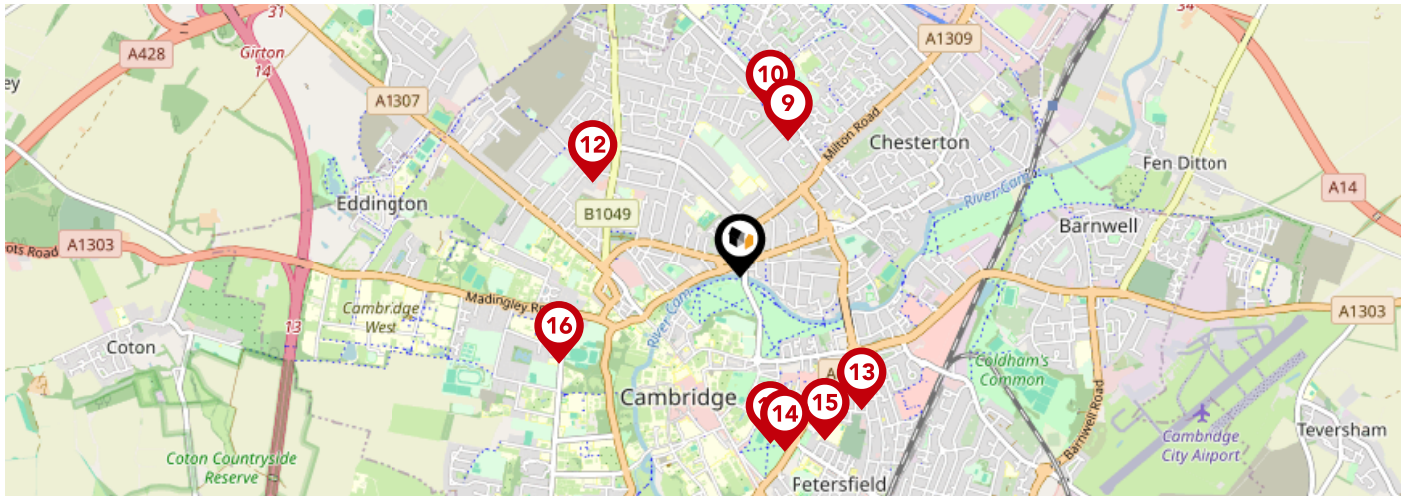
Property Type:	Flat
Build Form:	Semi-Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Electricity: electricity, unspecified tariff
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.24 W/m-Â°K
Walls Energy:	Very Good
Roof:	Average thermal transmittance 0.15 W/m-Â°K
Roof Energy:	Good
Main Heating:	Boiler and radiators, electric
Main Heating Controls:	Time and temperature zone control
Hot Water System:	Electric instantaneous at point of use
Hot Water Energy Efficiency:	Very Poor
Lighting:	Low energy lighting in all fixed outlets
Floors:	(other premises below)
Total Floor Area:	39 m ²









Property Lease Information

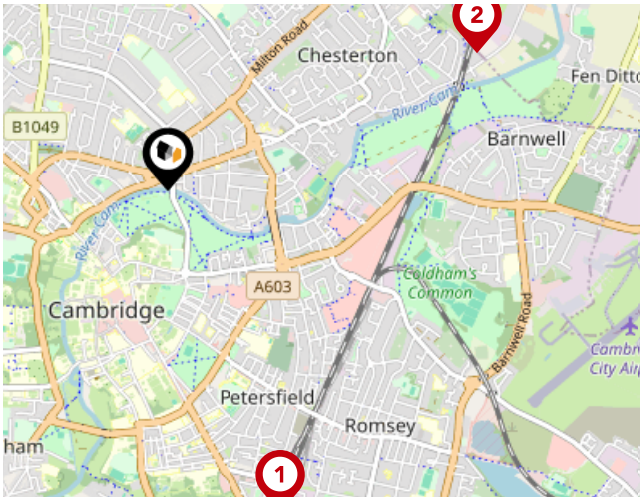
The property benefits from a share of the freehold and a long lease with 1,006 years remaining. The annual service charge is £1,115, reviewed yearly and adjusted based on costs. There is no ground rent payable. The freeholder is Westbrook Place Ltd, with SAB as the managing agent.



		Nursery	Primary	Secondary	College	Private
1	Milton Road Primary School Ofsted Rating: Good Pupils: 414 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Olive AP Academy - Cambridge Ofsted Rating: Good Pupils: 4 Distance:0.24	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Chesterton Community College Ofsted Rating: Outstanding Pupils: 1121 Distance:0.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Castle School, Cambridge Ofsted Rating: Requires improvement Pupils: 238 Distance:0.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Park Street CofE Primary School Ofsted Rating: Good Pupils: 115 Distance:0.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	St Luke's CofE Primary School Ofsted Rating: Requires improvement Pupils: 92 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Cambridge Arts and Sciences (CATS and CSVPA) Ofsted Rating: Not Rated Pupils: 543 Distance:0.56	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Arbury Primary School Ofsted Rating: Good Pupils: 384 Distance:0.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

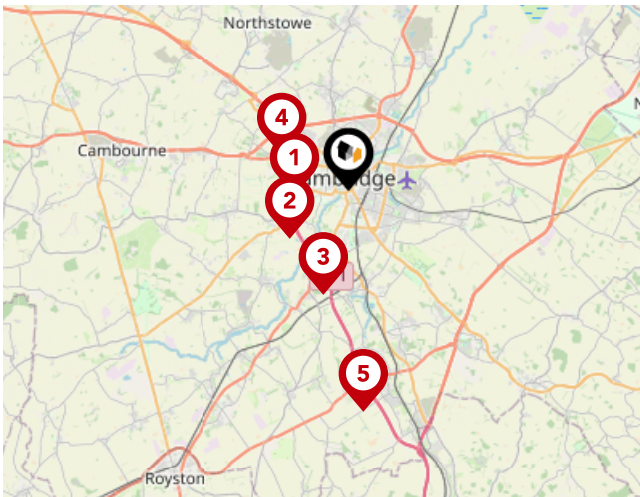


		Nursery	Primary	Secondary	College	Private
	North Cambridge Academy Ofsted Rating: Good Pupils: 685 Distance:0.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Colleges Nursery School Ofsted Rating: Outstanding Pupils: 85 Distance:0.76	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Parkside Community College Ofsted Rating: Outstanding Pupils: 735 Distance:0.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mayfield Primary School Ofsted Rating: Good Pupils: 408 Distance:0.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brunswick Nursery School Ofsted Rating: Outstanding Pupils: 70 Distance:0.82	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Red Balloon Learner Centre - Cambridge Ofsted Rating: Not Rated Pupils: 34 Distance:0.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Matthew's Primary School Ofsted Rating: Good Pupils: 664 Distance:0.83	<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:0.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



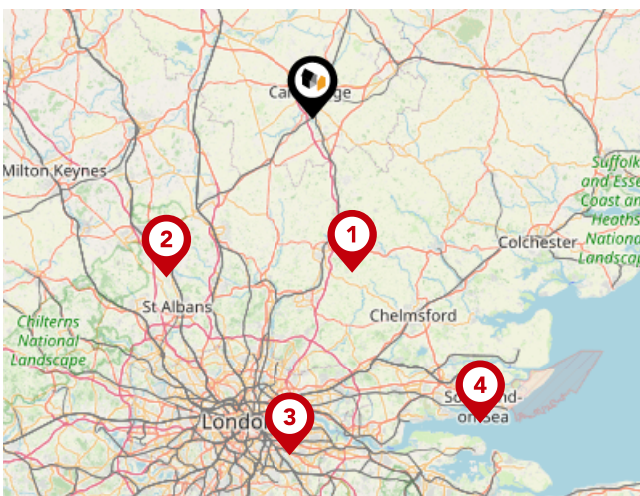
National Rail Stations

Pin	Name	Distance
1	Cambridge Rail Station	1.55 miles
2	Cambridge North Rail Station	1.54 miles
3	Waterbeach Rail Station	4.45 miles



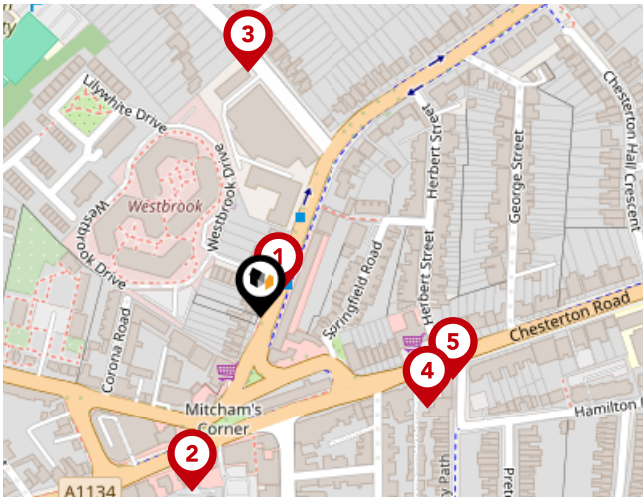
Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J13	2.03 miles
2	M11 J12	2.79 miles
3	M11 J11	3.92 miles
4	M11 J14	2.75 miles
5	M11 J10	8.1 miles



Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	23.3 miles
2	Luton Airport	31.52 miles
3	Silvertown	49.36 miles
4	Southend-on-Sea	51.08 miles



Bus Stops/Stations

Pin	Name	Distance
1	Westbrook Centre	0.02 miles
2	Victoria Road	0.11 miles
3	Gurney Way	0.14 miles
4	Hamilton Road	0.11 miles
5	Hamilton Road	0.11 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.



/cookecurtisco



/cookecurtisco

Important - Please read

Agents Note: Please note that the original new build warranty provider is no longer trading. However, mortgage lending options are available. Please contact Cooke Curtis & Co for further details and to discuss available lending options.

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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Valuation Office
Agency

