



St. George's Court, Cavendish Avenue, Cambridge
CB1 7UP

Pocock + Shaw

Flat 4
St. Georges Court
Cavendish Avenue
Cambridge
Cambridgeshire
CB1 7UP

A character one bedroom first floor apartment with terrace forming part of a converted Edwardian property well placed for Addenbrooke's Hospital, Biomedical Campus and the railway station.

- Characterful Edwardian Conversion
- 35sqm excluding balcony/terrace
- High ceilings throughout
- Light and airy living room
- Open plan kitchen area
- Double bedroom
- Bathroom
- Large private terrace
- Allocated off street parking
- No upward chain

Guide Price £295,000



The property forms part of a substantial Edwardian residence set in extensive grounds with parking.

The property is located in Cavendish Avenue just off Hills Road and is in one of Cambridge's most popular and prestigious residential areas to the South of the city centre. The location allows convenient access to local facilities, including Addenbrooke's Hospital, Hills Road and Long Road Sixth Form Colleges, Morley Memorial Primary School, St Pauls Primary, Parkside Community College, Cambridge Railway Station and also excellent access to A11 and M11

Offered with no upward chain, the property in detail comprises;

Attractive stained glass door to

Entrance foyer with a patterned tiled floor and staircase rising to the first floor.

Open plan kitchen area 6'4" x 5'7" (1.93 m x 1.71 m) With a good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring electric hob with electric oven below and extractor hood over, stainless steel sink unit and drainer, space for under counter fridge, part recessed ceiling spotlight, private front door to

Entrance hall With video entrance phone, coathooks, corning.

Living room 15'3" x 14'1" (4.64 m x 4.29 m) With large window to front, window and door to side opening onto balcony/terrace (see later), corning, two wall mounted electric panel heaters with digital readouts, timber feature mantelpiece with tiled display aperture, mirror fronted sliding door to useful built in shelved cupboard, airing cupboard with space/plumbing for washing machine, slatted wood shelving and factory lagged hot water tank.

Bedroom 10'8" x 7'10" (3.25 m x 2.40 m) With large window to rear, dimplex wall mounted heater with digital readout, corning.

Bathroom With window to side, panelled bath with part tiled walls and Triton T80 shower over, wash handbasin with recessed display shelf and large mirror over, wc with concealed cistern, heated towel rail, wall mounted Dimplex electric convactor heater, corning.

Outside

Terrace 16'5" x 6'7" (5.00 m x 2.00 m) Spacious westerly facing terrace with wrought iron railings set into brickwork. The whole being an enjoyable place to sit with views to well tended gardens and mature trees. Allocated parking space (whilst there is no official allocated visitor parking but there are usually unused spaces on the right as you enter).

Tenure Share of freehold. No ground rent payable. 992 year lease remaining. Service charge for 2026 is £1,380

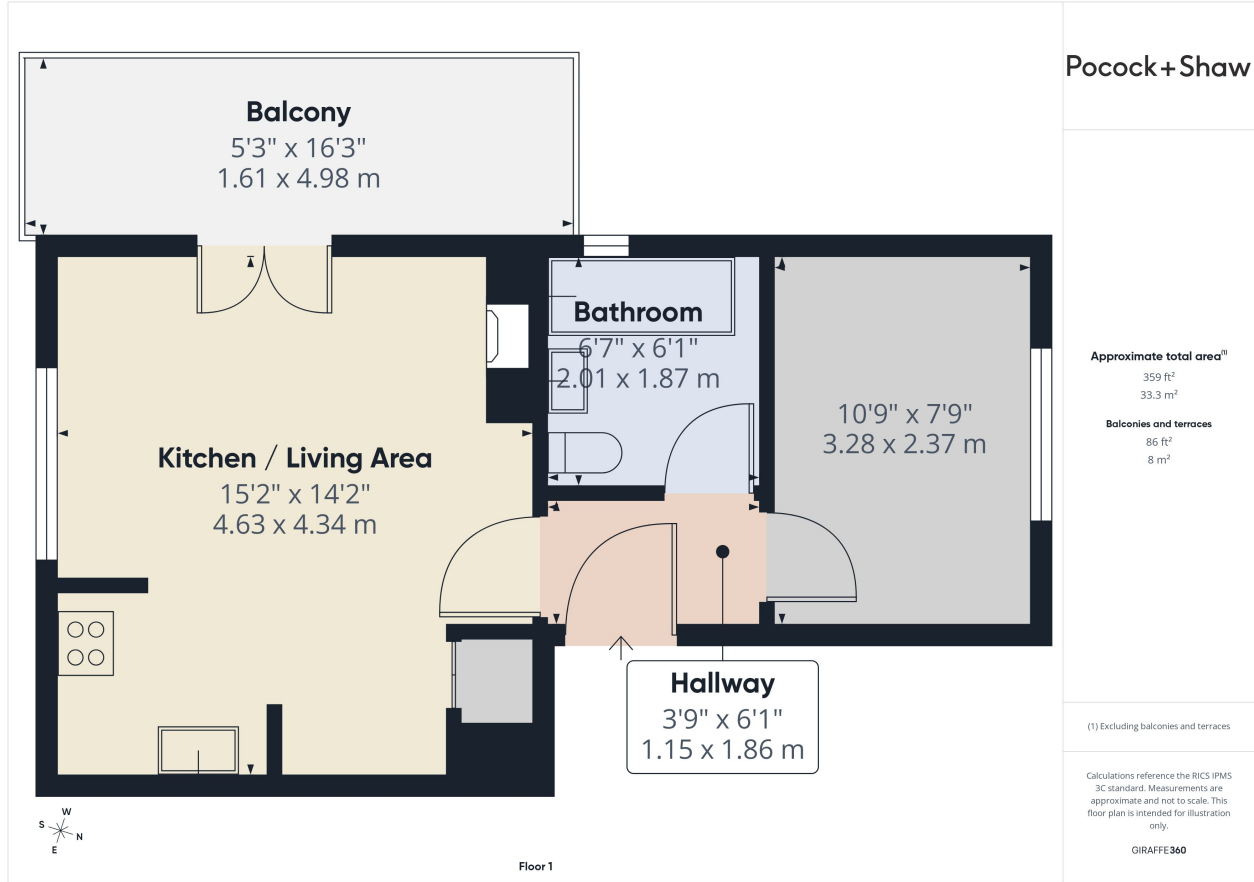
Council Tax Band B

Viewing By arrangement with Pocock & Shaw



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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