



Fitzroy Lane, Cambridge, Cambridgeshire
CB1 1HE

Pocock+Shaw

9 Fitzroy Lane
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9 Fitzroy Lane is one of a development of first and second floor apartments and maisonettes situated above a parade of shops on Fitzroy Street, a pedestrianised area which is adjacent to the Grafton shopping centre. It is a convenient location with an array of shops, cafe's, and restaurants on the doorstep, ideally placed between Midsummer Common and Parkers Piece, right in the heart of the city, close to the forthcoming life sciences Hub scheduled to open in 2027.

- Centrally placed apartment
- Close to forthcoming life sciences hub
- Two double bedrooms
- Large living room and kitchen diner
- Double glazed with gas central heating
- Storage room for bicycles
- Stones throw from a wide array of shops and amenities
- Offered with no onward chain

Offers Around £385,000



The apartment is accessed from Fitzroy Lane which can be approached by car from Maids Causeway or, on foot, from Fitzroy Street near the H&M store. The building is situated beyond the West Grafton car park and the entrance is close to the road barrier. Access is through the security entrance door and stairs to the second floor where there is a communal courtyard. The accommodation is well arranged with hall, Good sized dual aspect living room, large kitchen/breakfast room, two double bedrooms and bathroom.

Stairs to second floor tiled communal courtyard via a secure entrance door With double glazed door to

Entrance hall With loft access, radiator, storage cupboard, doors to

Living room With double glazed bay window to rear, double glazed window to front, two recessed storage cupboards, two radiators.

Kitchen/breakfast room With range of original wall and base units, extensive working surfaces with pelmet lighting over and inset enamel sink, deep fat fryer and bar-b-que/grill, space for dishwasher, Bosch four ring gas hob, cooker hood over, electric oven, space for fridge/freezer, tiled splashbacks and flooring, radiator, double glazed window to front, large storage cupboard containing gas central heating boiler and plumbing for washing machine fixed breakfast table.

Bedroom 1 With double glazed window to rear, built in double wardrobe, radiator

Bedroom 2 With double glazed window to rear, built in double wardrobe, radiator.

Bathroom With three piece suite comprising pedestal wash handbasin, mixer tap and tiled splashbacks and flooring, panelled bath with tiled surround, wall mounted shower controls, radiator, low level wc.

Outside Tiled secure communal courtyard with a large storage room at street level with ample space for two bicycles.
On street residents parking permits are available via Cambridge city council

Services All mains services

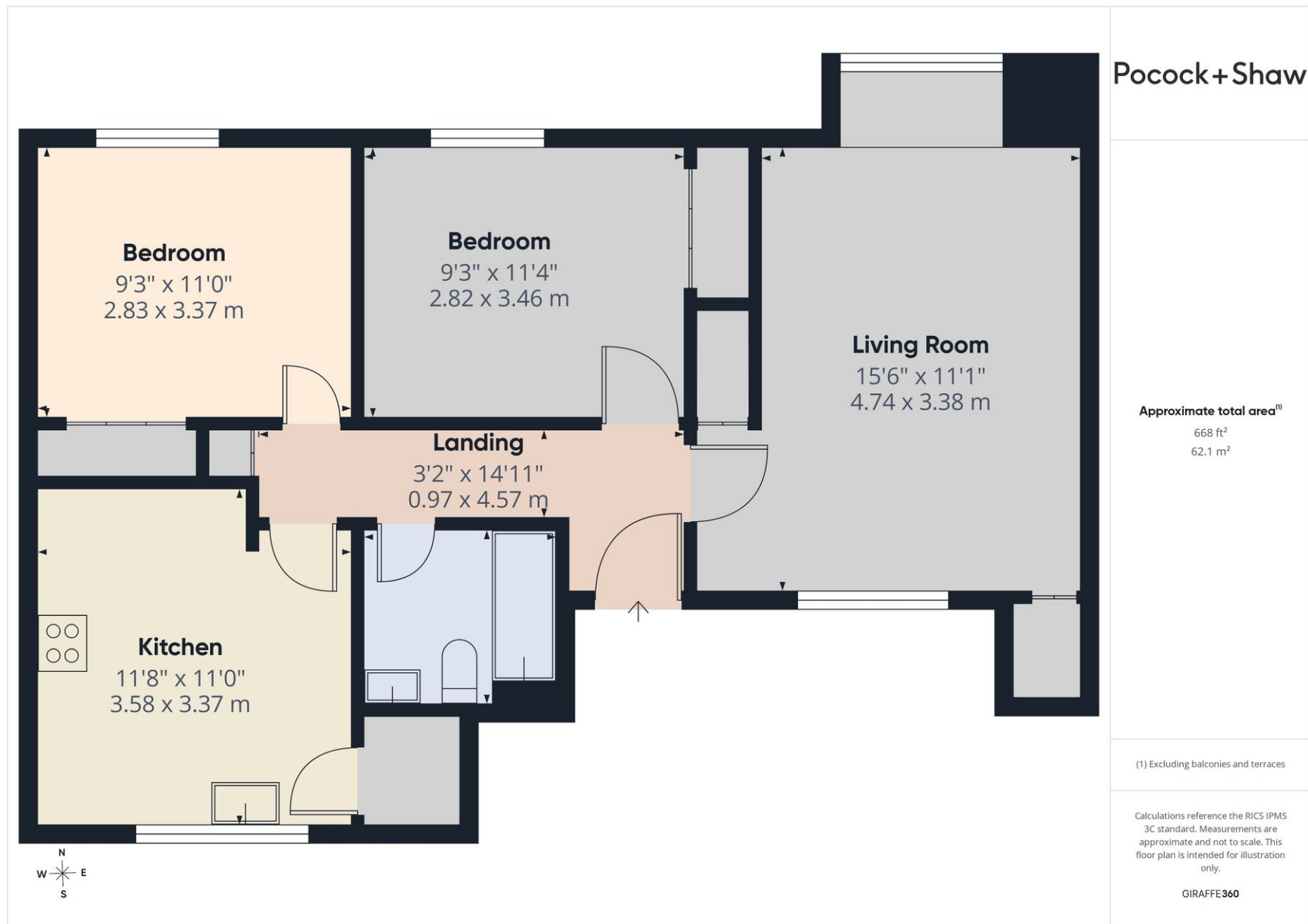
Tenure The property is Leasehold, 144 years remaining
Service charge is £710 per annum
There is no ground rent.

Council tax Band D

Viewing By arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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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