

Edgecombe, Cambridge
CB4 2LW

Pocock + Shaw

46 Edgecombe
Cambridge
Cambridgeshire
CB4 2LW

A well presented and proportioned two bedroom apartment situated in a popular residential area just to the north of the city. The property enjoys a sunny southerly aspect and offers easy access to the city centre, Cambridge North railway station and a wide range of local amenities

- Bright first floor apartment
- Two Bedrooms
- Southerly aspect
- Balcony with views of communal grounds
- Close to amenities
- Refitted kitchen and bathroom
- Gas heating and double glazed

Offers Over £200,000









A bright, well-presented, and generously proportioned two-bedroom first-floor apartment, situated in a popular residential area just to the north of Cambridge city centre. Enjoying a sunny southerly aspect that floods the accommodation with natural light, the property boasts a private balcony overlooking mature communal grounds. Internally, the apartment features a refitted kitchen and bathroom, complemented by gas-fired central heating and full double glazing.

Edgecombe is superbly positioned for everyday convenience and commuting, just 0.3 miles from local amenities on Campkin Road, 1.4 miles from the Cambridge Science Park, and 1.5 miles from the A14 (Junction 32). Cambridge North railway station is 1.6 miles away via cycle path (approx. 2.5 miles by car), while the city centre is approximately 2.5 miles away via cycle/bus route (4.3 miles by car).

Communal Entrance With staircase to first floor, door with entrance intercom system.

First Floor With private front door to

Entrance hall With radiator, double doors to shelved built in cupboard.

Living room 15'5" x 11'6" (4.71 m x 3.51 m) With part glazed door and side panel to balcony, radiator, door to

Balcony 13'1" x 5'1" (3.99 m x 1.55 m) Covered balcony with ceramic tiled floor and sunny aspect with views to open grassed area with trees.

Kitchen 11'7" x 6'2" (3.52 m x 1.89 m) With window to front, good range of fitted base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer. Hoover washing machine, Bosch dishwasher, Indesit fridge/freezer and gas cooker to remain. Extractor fan, radiator, shelved larder cupboard, further cupboard housing the wall mounted Vaillant Ecotec Plus gas central heating boiler and gas meter, shelving and lighting. Ceramic tiled floor.

Bedroom 1 12'2" x 10'4" (3.70 m x 3.14 m) With window to rear, radiator, double doors to deep built in wardrobe cupboard with clothes hanging rail and shelving.

Bedroom 2 10'10" x 7'11" (3.31 m x 2.41 m) With window to front, radiator, double doors to built in wardrobe cupboard with clothes hanging rail and shelving, further deep built in shelved cupboard to side.

Bathroom With window to rear, panelled bath with mixer taps and shower attachment, fully tiled walls, large wash handbasin with mixer tap, WC, chrome heated towel rail, extractor fan.

Services All mains services

Tenure The property is Leasehold - 98 years from 24/08/2015
Service charge for 26/27 is £786.96
Ground rent is £10 per annum

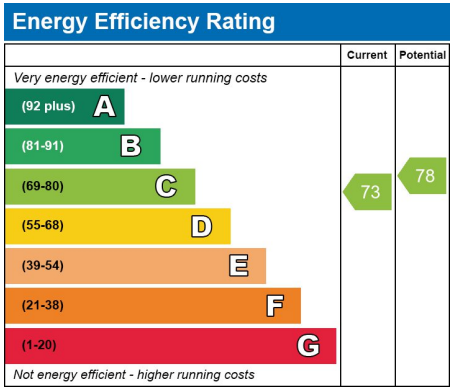
Council tax Band B

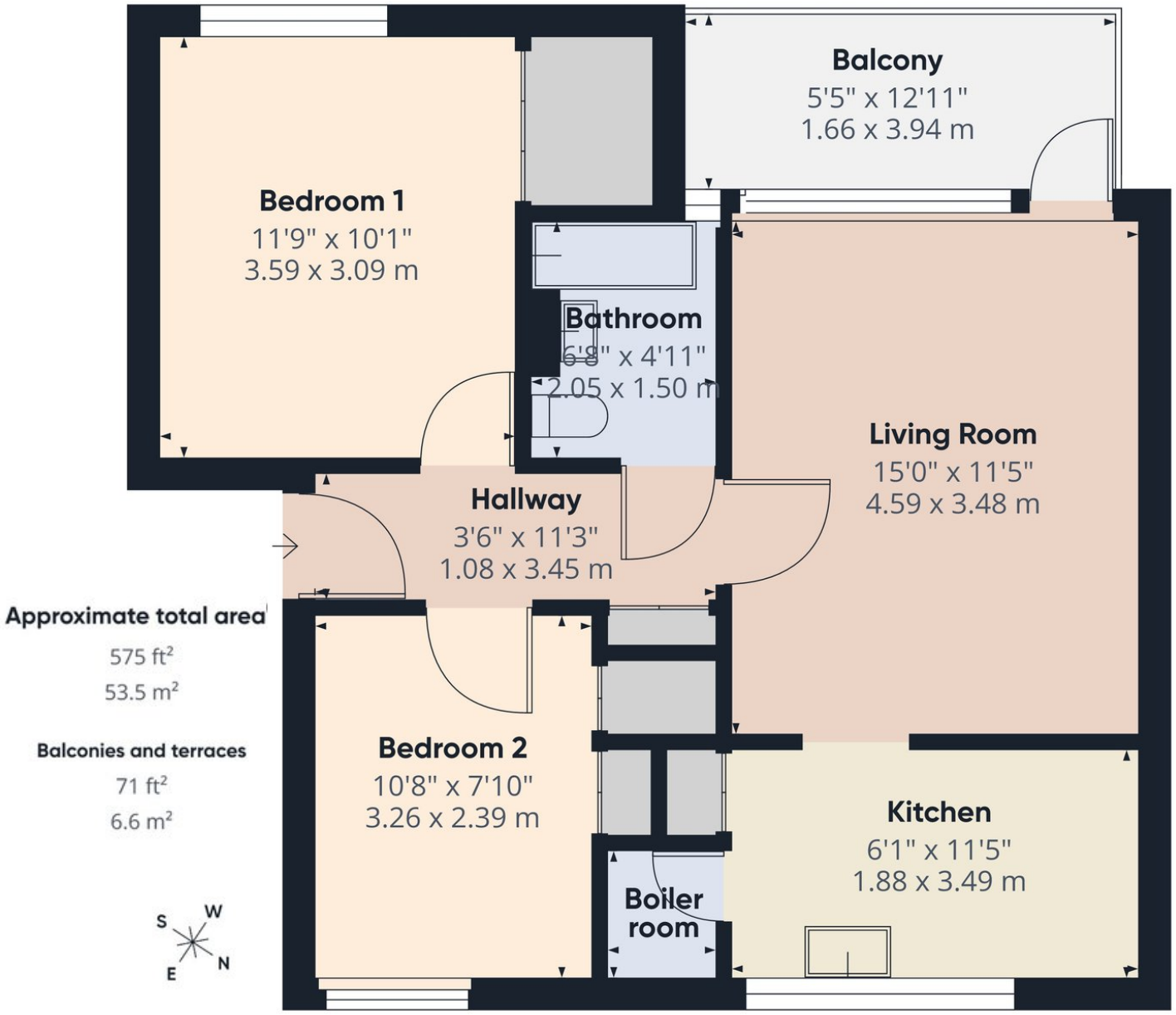
Viewing By Arrangement with Pocock + Shaw

















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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