



Mayflower House, Manhattan Drive, CB4 1TR



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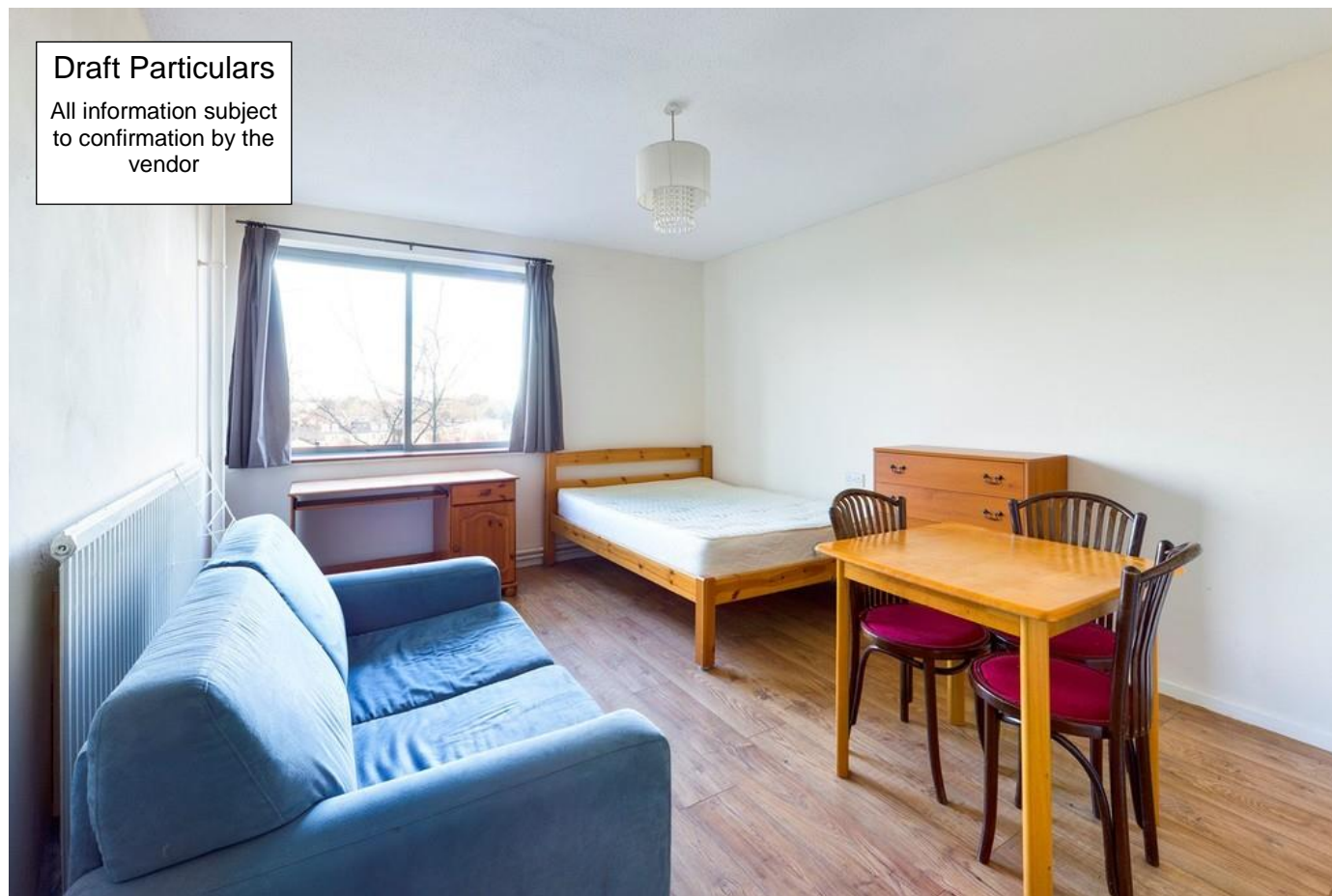


604 Mayflower House  
Manhattan Drive  
Cambridge  
CB4 1TR

A top floor studio flat in attractive landscaped grounds in near central location close to the river.

- 14'10 x 11'2 Bedsitting Room
- Kitchenette
- Shower room
- Communal heating system
- Double glazing
- Ample communal parking
- Excellent setting in extensive grounds
- Just north of the river off De Freville Avenue

Offers around £165,000





Mayflower House is a seven storey block of studio flats built around 1970 in particularly attractive landscaped grounds in a near central part of Cambridge close to the river, Chesterton Road and Elizabeth Way. The location is convenient for access to the central city area, the Science Park, the Grafton Centre and Midsummer Common. The Railway Station is less than a mile and a half away.

Mayflower House is the tallest of five blocks of varied design which stand in the grounds of Midsummer Meadows. It is situated off Manhattan Drive, in turn off Belvoir Road and De Freville Avenue. The flat is situated on the sixth floor. There is a lift to all floors and a laundrette and manager's office on the ground floor.

**GROUND FLOOR** Communal entrance hall with staircase and lift to the upper floors. Manager's office and laundrette.

604 (TOP FLOOR FLAT)

**KITCHENETTE** 9' 1" x 5' 3" (2.77m x 1.6m) including entrance area With worksurface with inset sink unit, cupboard and space for fridge under, electric cooker point, cooker hood and wall tiling, further work surface with cupboards below, wall cupboards, vinyl flooring, entrance door and opening to:

**BEDSITTING ROOM** 14' 10" x 11' 2" (4.52m x 3.4m) with radiator (heated by communal heating system), double glazing, fine view over rooftops, built in wardrobe cupboard and further built in cupboard which also houses an energy efficient electric water heater.

**MODERN SHOWER ROOM** with wide tiled shower cubicle with glass screen hand basin with cupboard below, fitted mirror and shaver point, extractor vent and vinyl flooring.

OUTSIDE

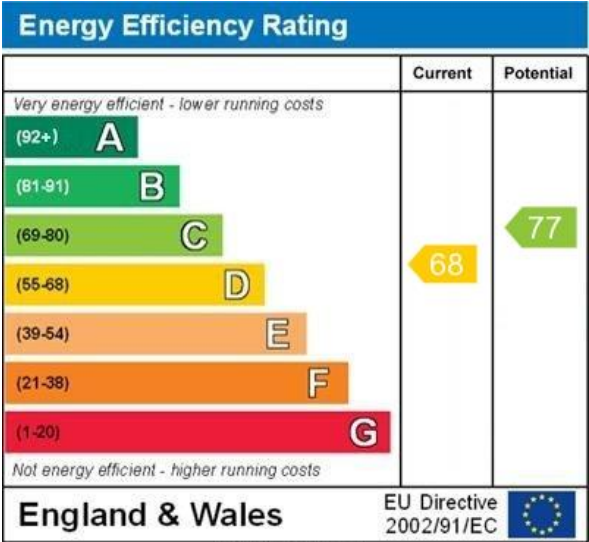
**COMMUNAL GROUNDS** Mature and extremely well tended communal grounds with lawns, trees, ample parking and bicycle storage area.

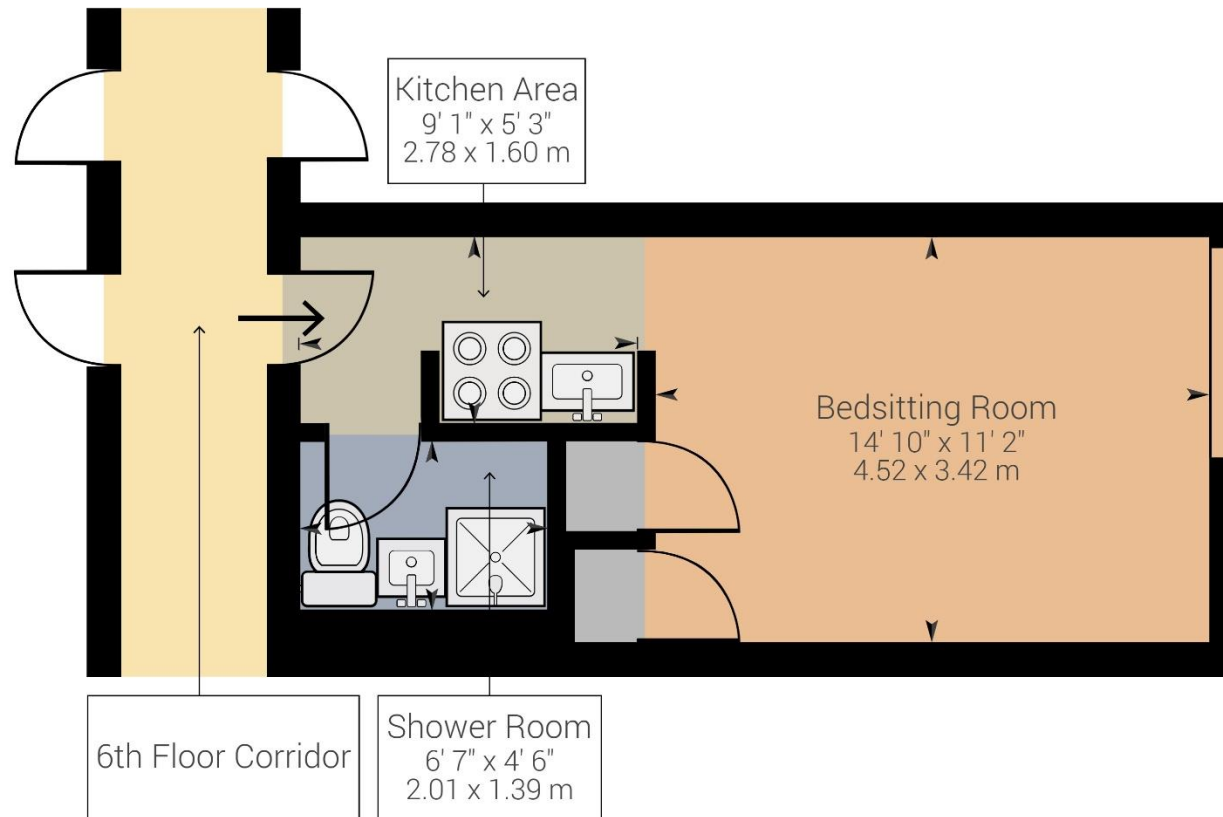
**SERVICES** Mains electricity, water and drainage are connected to the flat. Communal central heating is provided, the cost of which is included within the service charge.

**LEASE DETAILS** The property has the benefit of a long lease of 159 years from December 2003 (some of the flats in the block have shorter leases). The ground rent is understood to be £200 per annum. The current service charge is approx £500 per quarter and this includes maintenance of the building, lift and grounds, a sinking fund towards any major works needed in the building and the communal heating.

**COUCIL TAX BAND A**

**VIEWING** By arrangement with Pocock & Shaw  
01223 322552





Approximate net internal area: 262.11 ft<sup>2</sup> / 24.35 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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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