



Pepys Court, Cambridge, CB4 1GF



pocock & shaw

Residential sales, lettings & management

20 Pepys Court
Cambridge
CB4 1GF

A stylish two bedroom apartment with balcony in this popular development just to the north/east of the city centre

- Stylish two bedroom apartment
- Balcony
- Living room with timber flooring
- Semi-open plan fitted kitchen
- Bathroom and en suite shower room
- Underfloor heating
- Double glazing
- Undercroft parking
- Communal grounds
- No upward chain

Offers around £350,000



Pepys Court is a desirable luxury modern development built about 10 years ago and conveniently situated to the north east of the city centre and approached via the riverside bridge and Chesterton High Street.

The apartment benefits from a secure allocated undercroft parking space, which can be accessed from within the apartment block. There are also a number of secure bicycle racks available.

Outside, there are attractive landscaped gardens. A short walk leads to the river and the location offers virtually traffic-free access to the city centre including a number of pleasant walks as well as numerous cycle routes.

COMMUNAL ENTRANCE Private front door to

RECEPTION HALL 'L' shaped hallway with video entrance phone, built in cupboard with unvented hot water cylinder, shelving and light, further good sized cupboard with wall mounted Baxi gas central heating boiler, light, shelf and hanging rail, timber flooring.

SITTING/DINING ROOM 17' 7" x 12' 2" (5.36m x 3.71m) with upvc double glazed doors and full length glazed side panels to balcony, media socket, timber flooring.

BALCONY 9' x 4' 9" approx (2.74m x 1.45m) south west facing balcony with glass panel.

KITCHEN AREA 11' 7" x 6' 6" (3.53m x 1.98m) comprehensively fitted kitchen with excellent range of fitted wall and base units, under unit lighting, roll top work surface and tiled splashbacks, built in stainless steel four ring Smeg gas hob with extractor hood over and electric oven below, space and plumbing for washing machine, integrated fridge/freezer, Smeg dishwasher, recessed ceiling spotlights.

BEDROOM 1 13' 10" x 10' 6" (4.22m x 3.2m) Two full length windows/glazed panels to front, door to

ENSUITE SHOWER ROOM Good sized contemporary shower cubicle with Aqua board and glass screens, chrome shower unit, wc, vanity wash handbasin with drawer units below, mirror fronted cabinet and shaver point over, extractor fan, chrome heated towel rail.

BEDROOM 2 13' 9" x 8' 2" (4.19m x 2.49m) Full length window/glazed panel to front.

BATHROOM Fully tiled walls, panelled bath with chrome shower unit, wc with concealed cistern and recessed display shelf over with mirror, recessed downlight and shaver point, wash handbasin, chrome heated towel rail, extractor fan, ceramic tiled flooring.

OUTSIDE Secure allocated undercroft parking space (number 169) which can be accessed from within the apartment block. There are also a number of secure bicycle racks available.

Outside, there are attractive landscaped gardens. A short walk leads to the river and the location offers virtually traffic-free access to the city centre including a number of pleasant walks as well as numerous cycle routes.

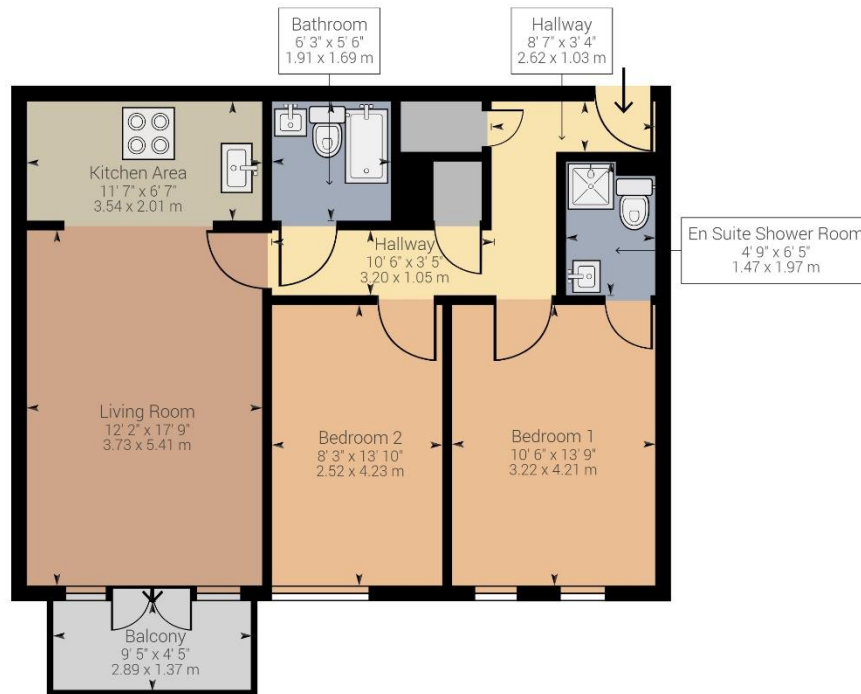
SERVICES All mains services.

TENURE The property is Leasehold - 100 years unexpired term. There is a ground rent of £325 per annum (reviewable every 25 years) and a current service charge of £1893.

COUNCIL TAX Band D

VIEWING By arrangement with Pocock & Shaw





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate net internal area: 753.90 ft² (800.34 ft²) / 70.04 m² (74.35 m²)
 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.

Powered by Giraffe360

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

pocock & shaw
 Residential sales, lettings & management