



Epworth Court, King Street, Cambridge, CB1 1LR



pocock & shaw

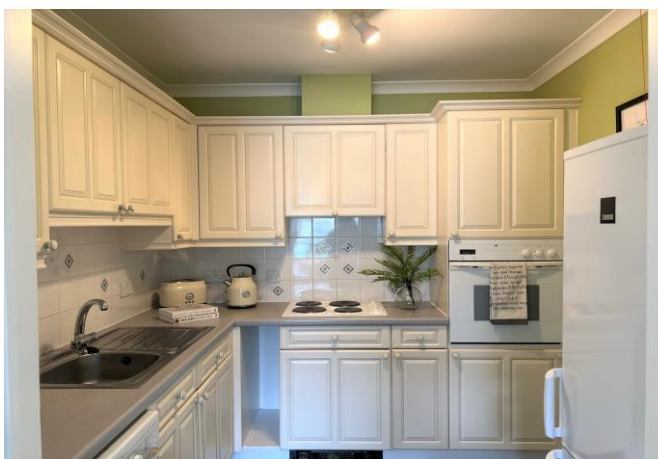
Residential sales, lettings & management

23 Epworth Court
King Street
Cambridge
CB1 1LR

A well appointed second floor apartment in a prestigious scheme of retirement apartments adjacent to Christ's Pieces in the heart of the city.

- Living room with balcony overlooking King Street
- Kitchen
- Double bedroom
- Shower room
- Excellent communal facilities
- Residents' lounge and meeting room
- Residents' conservatory & garden
- Parking area
- Laundry
- House manager

Offers around £265,000



Epworth Court is a prestigious development of retirement apartments situated off King Street and adjoining Christ's Pieces right in the heart of Cambridge and close to all the facilities the city centre has to offer. The scheme contains exceptionally well appointed apartments together with excellent communal facilities including a sun/garden room, residents' lounge with kitchen, a first-floor balcony overlooking Christ's Piesces, a second-floor meeting room/lounge and covered balcony, laundry, hairdressers, communal gardens and a residents' parking area. A lift provides access to the upper floors.

This double-bedroom apartment is situated on the second floor and has a balcony with an excellent outlook down King Street. There is good security with an entry-phone system at the main door, a house manager is on hand and help alarms are fitted throughout the apartment and linked to a 24 hour emergency monitoring station.

ENTRANCE HALL with built in store cupboard, airing cupboard with insulated hot water tank, electric radiator.

LIVING ROOM 14' 6" x 10' 4" (4.42m x 3.15m) with electric radiator, extensive bookshelves along one wall, glazed double doors to kitchen and glazed double doors to:

BALCONY Overlooking King Street

KITCHEN 7' 9" x 7' 7" (2.36m x 2.31m) with work surfaces on two sides with cupboards and drawers below, inset stainless steel sink unit, electric hob unit and fitted oven, tiled surrounds, plumbing for washing machine, range of wall cupboards, extractor fan, kickspace electric heater and vinyl flooring.

DOUBLE BEDROOM 12' 11" x 9' 0" (3.94m x 2.74m) with electric radiator, large built-in double wardrobe cupboard and tv point.

SHOWER ROOM with shower cubicle, handbasin with cupboard below, wc with concealed cistern, fully tiled walls, electric tubular radiator/towel rail, spot lights and extractor fan.

OUTSIDE Well tended communal garden and parking area.

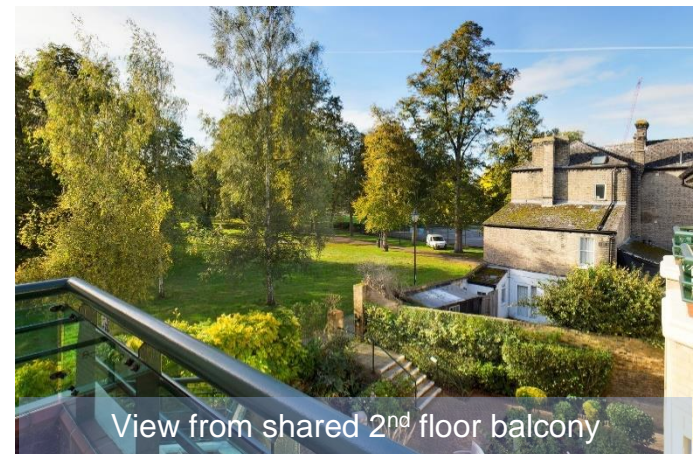
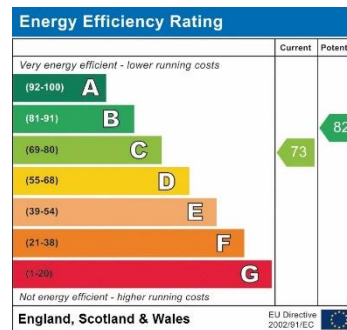
SERVICES Mains electricity, water and drainage.

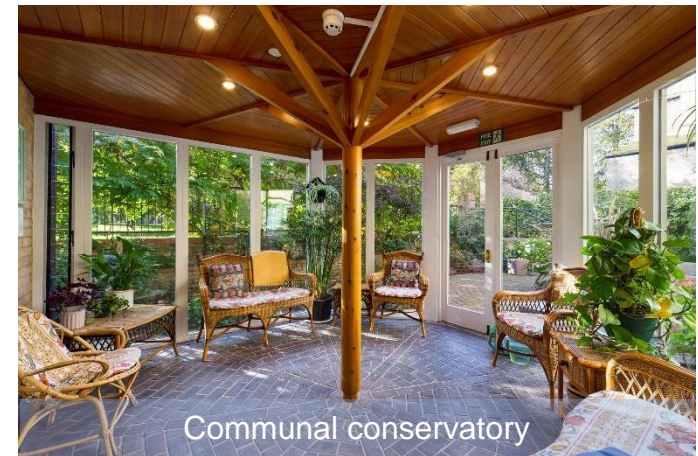
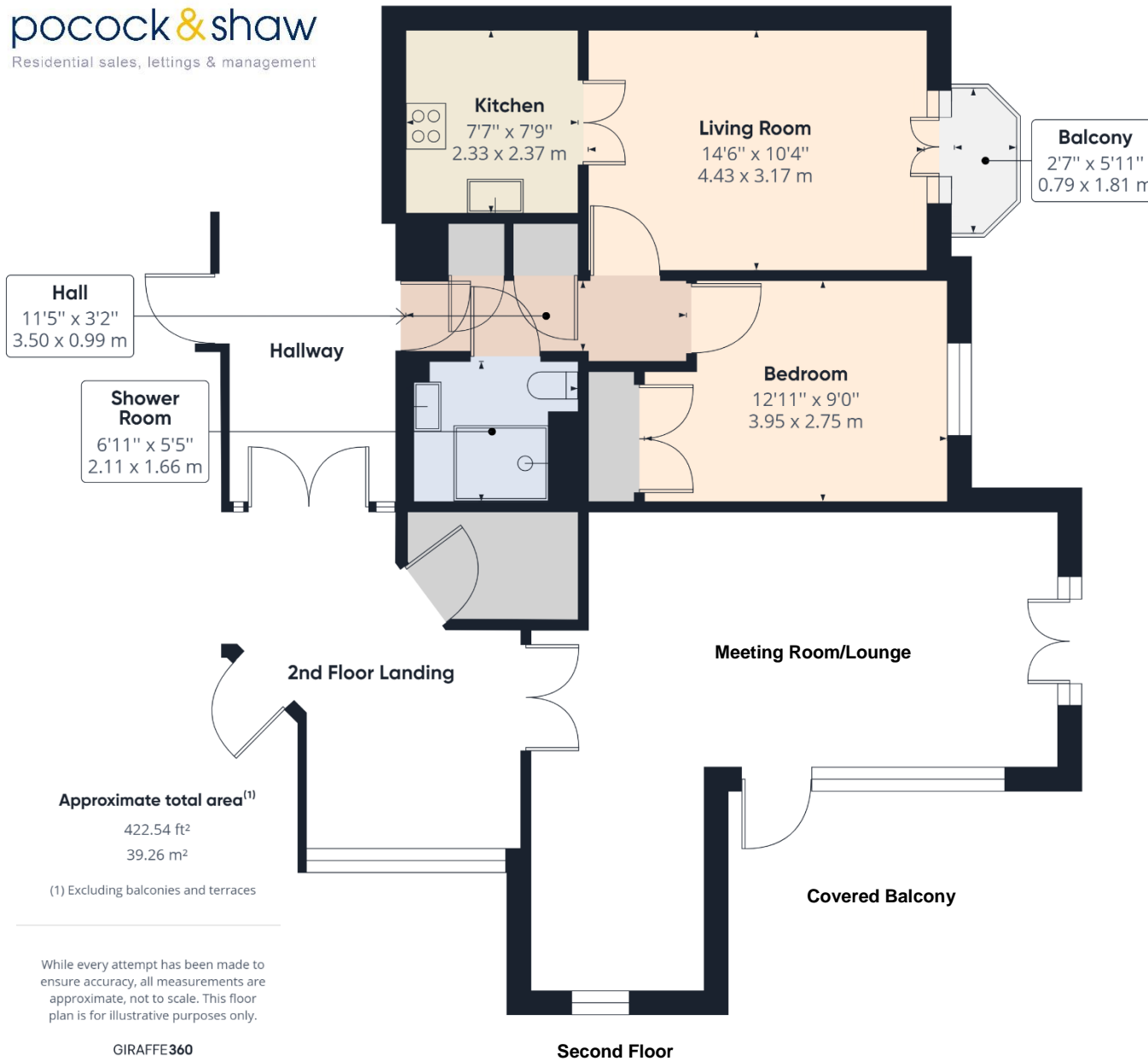
COUNCIL TAX BAND D

TENURE The property is held on the residue of a 150 year lease from 1988 with a ground rent of £175 per annum. There is a service charge to include upkeep of the common areas, cost of the manager, buildings insurance, water/service charges etc and this is understood to currently be £3,205.94 per annum.

NOTE Epworth Court is a retirement complex and occupation of the flats is restricted to persons of 60 years of age and over.

VIEWING By arrangement with Pocock and 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