



26 Cambanks, Cambridge, CB4 1PZ

pocock & shaw



Residential sales, lettings & management

26 Cambanks
Cambridge
CB4 1PZ

A first floor apartment with light and roomy accommodation in an established 1960s scheme standing in attractive gardens close to Chesterton High St.

- Light and spacious first floor flat
- 16'6 x 11'4 Living room
- 13'2 x 10'1 Kitchen/breakfast room
- 2 Bedrooms
- Bathroom
- Gas central heating with radiators
- Double glazing
- Well kept communal gardens
- Close to Chesterton High Street
- Well placed for access to city centre

Offers around £305,000



Cambanks is an attractive, low density group of 1960s apartments standing in well-kept communal gardens off Union Lane, close to Chesterton High Street. There is a good range of local shops and other facilities within Chesterton and there are pleasant walking and cycling routes over, and along, the river to the city centre and open green spaces. It is also well placed for access to the Science Park, Cambridge North railway station and principle road routes.

Number 26 is a first floor flat providing spacious accommodation with light and large rooms.

GROUND FLOOR with communal hall and staircase.

FIRST FLOOR Landing with entrance door to

THE APARTMENT

LOBBY ENTRANCE HALL with cupboard with electric meter and consumer unit.

LIVING ROOM 16' 7" x 11' 3" (5.05m x 3.43m) with wide window overlooking the gardens, radiator, door to inner hall and part glazed screen and glazed door to

KITCHEN/BREAKFAST ROOM 13' 1" x 10' 0" (3.99m x 3.05m) with work surfaces with cupboards and plumbing for washing machine under, stainless steel sink unit, electric cooker point, wall cupboards, Vaillant wall mounted gas boiler providing central heating and hot water, radiator, wide window and built in cupboard with shelving.

INNER HALL

BEDROOM 1 10' 0" x 11' 11" (3.05m x 3.63m) with radiator and built in cupboard with shelving.

BEDROOM 2 10' 1" x 10' 8" max (3.07m x 3.25m) with built in cupboard and radiator

BATHROOM with bath with mixer tap, shower and tiling over, hand basin, wc, tubular radiator/towel rail and vinyl flooring.

OUTSIDE

Attractive and well kept communal gardens. Some off road parking on a first come - first serve basis.

TENURE

Leasehold for a term of 999 years from 19 June 1963 - peppercorn ground rent.

Freehold owned by Cambanks Residents Association - owned jointly by the flat owners.

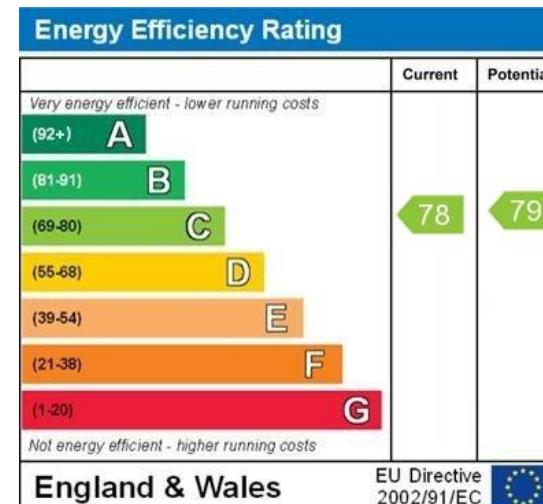
Block managing agent: St Andrew's Bureau.

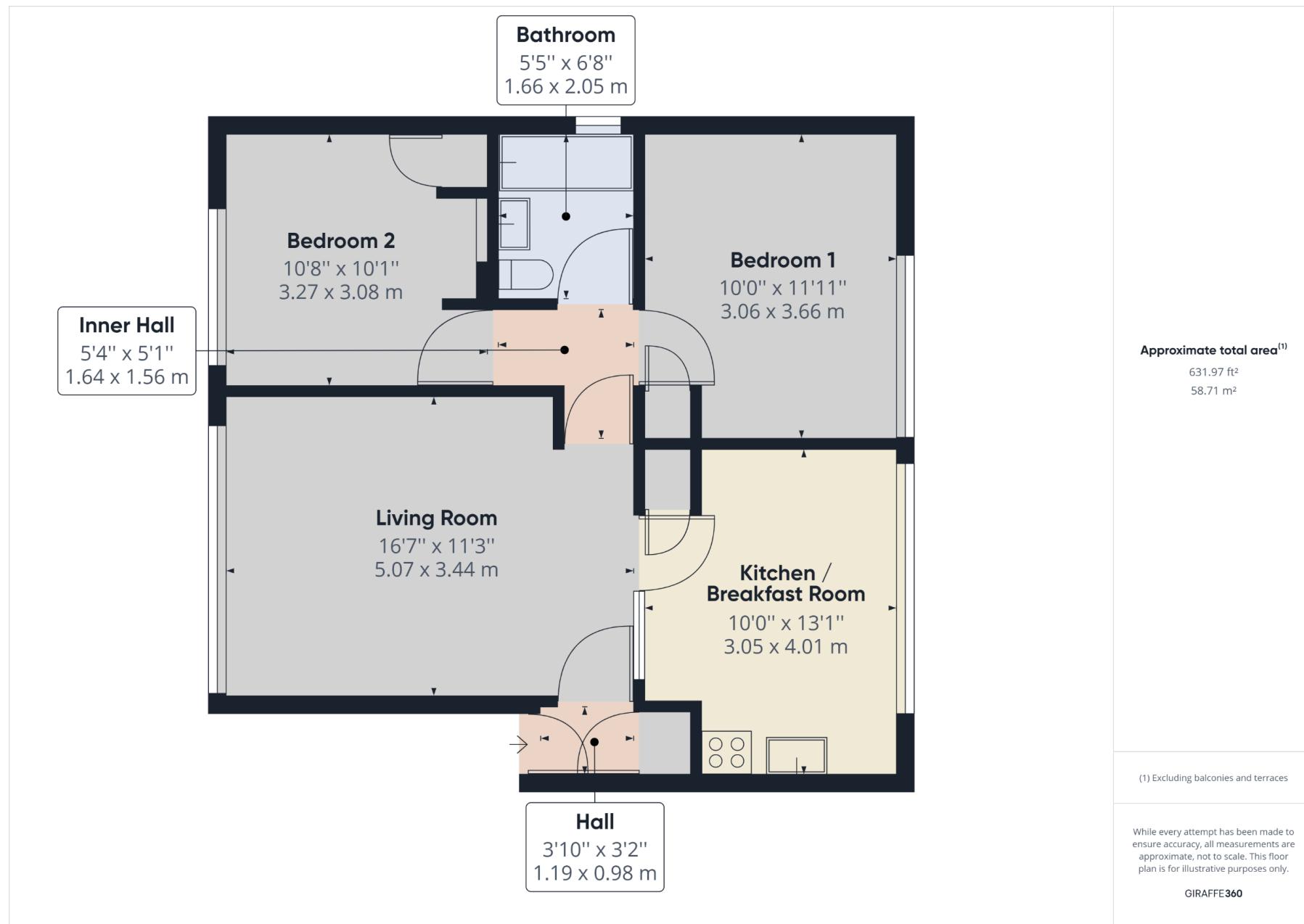
Current service charge: £360 per quarter year.

COUNCIL TAX Band C - Cambridge City Council

SERVICES All main services

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