



Apartment 9, 418A Milton Road, Cambridge, CB4 1ST



pocock & shaw

Residential sales, lettings & management



Apartment 9  
418A Milton Road  
Cambridge  
CB4 1ST

A top floor studio apartment forming part of this recently built, stylish development ideally located for the Science park and the Cambridge North Railway Station.

- Top floor studio apartment
- Separate fitted kitchen
- Porcelain tiled shower room
- Reception lobby
- Recess suitable for bed area
- 4 Velux windows
- Excellent rental potential
- Oak flooring and internal doors
- Video entrance system
- Close to railway station

Offers around £145,000



Pringle House is a small and select development comprising 8 one bedroomed units and 1 studio apartment.

Set within its own communal gardens, the development is close to the Science Park, the Guided bus route and recently opened Cambridge North rail station. It is also well placed to allow easy access onto the A14 trunk road and the M11 motorway.

This particular apartment has restricted headroom in places - floor plan is for guidance purposes only. Architect notes state that the floor area at a perimeter wall height of 0.3m is 48 Sq metres and at 1.5m is 25 square metres. Some mortgage lenders require 30m<sup>2</sup> minimum of usable floor area but we understand that other lenders are more relaxed with their lending criteria. The property however should suit somebody looking for a well located base in the city or a rental investment. The apartment has recently be let at £695pcm

**COMMUNAL ENTRANCE** Stylish communal entrance areas with porcelain tiling, video entrance, limed oak hardwood flooring and glass panels with oak handrails to staircase.

**ENTRANCE LOBBY** Limed oak flooring, oak door to

**STUDIO ROOM (RESTRICTED HEADROOM)** 14' 4" x 7' 0" (4.37m x 2.13m) 4 Velux windows to side, electric panel heating, wall mounted spotlight units, recess area for bed with shelf, cupboard with plumbing for washing machine, oak wood flooring, doors to

**FITTED KITCHEN** 6' 2" x 5' 4" (1.88m x 1.63m) Fitted kitchen with white high gloss units, Lamona 4 ring induction hob with extractor hood over and electric oven below, stainless steel sink unit and drainer, solid quartz worktops, under counter fridge, oak wood flooring.

**SHOWER ROOM** Contemporary shower rooms with porcelain tiled walls (with mosaic detailing), walk in shower area with large chrome daisy head shower, wc, washbasin with large inset mirror over, and heated towel rail.

**OUTSIDE** Landscaped communal grounds to front with zinc topped cycle and bin stores. Enclosed and landscaped rear garden area.

**SERVICES** All mains services.

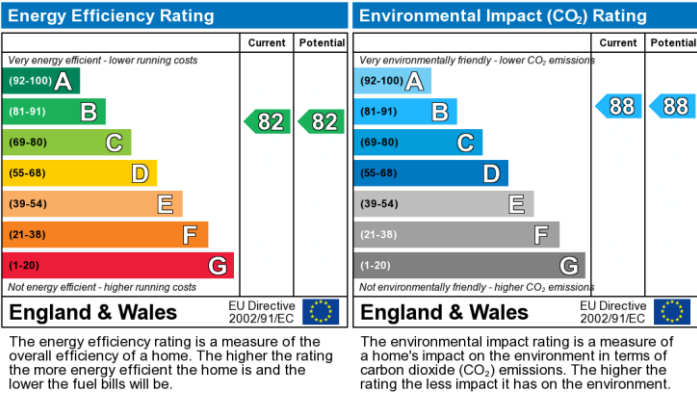
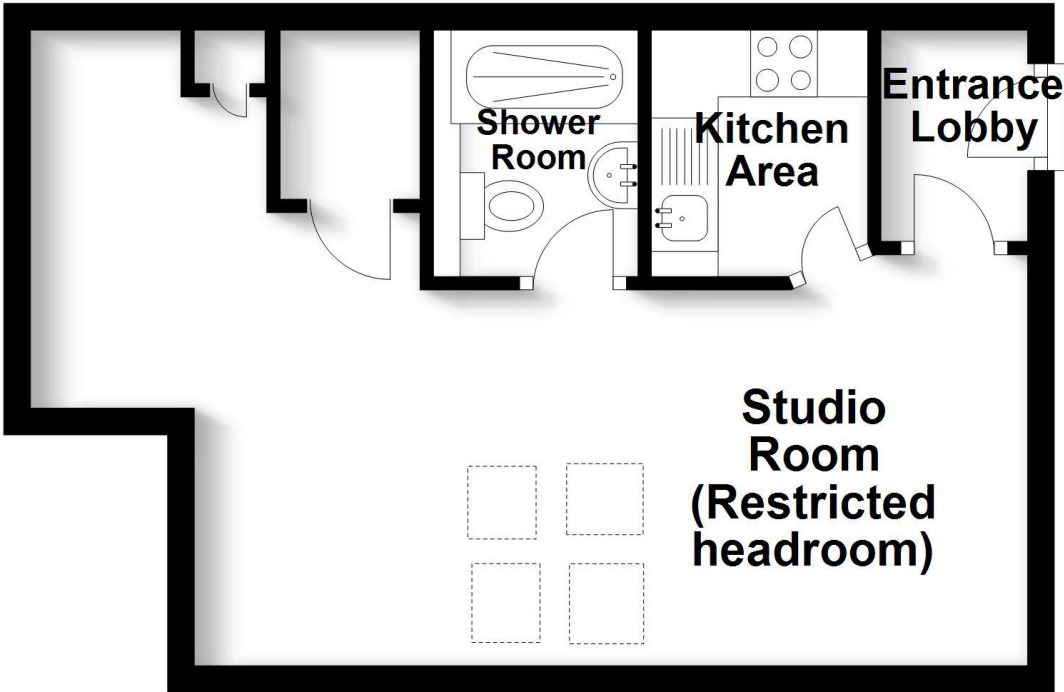
**TENURE** The property is Leasehold for a term of 125 years from 2015. Ground rent £250 pa. Service charge £858.46 per annum (to include buildings insurance).

**COUNCIL TAX** Band A

**VIEWING** By arrangement with Pocock & Shaw



# Second Floor



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