



Harvey Goodwin Gardens, Cambridge, CB4 3EZ



pocock & shaw

Residential sales, lettings & management

14 Harvey Goodwin Gardens
Cambridge
Cambridgeshire
CB4 3EZ

This one bedroom ground floor apartment is located in this lovely mature private development close to the historic City Centre. The property is south facing to the rear overlooking the well tended private grounds. With a spacious sitting room and double bedroom, and ample parking. No upward chain.

- Entrance hall with intercom entry
- Reception hall
- Lounge/dining room
- Kitchen
- Double bedroom
- White bathroom suite
- Private door leading to carpark and gardens
- Laundry room and meeting room

Offers around £215,000

Draft Particulars

All information subject
to confirmation by the
vendor



This extremely well presented one bedroom ground floor apartment is located in this sought after private development conveniently located just off Victoria Road. The development offers extremely well tended mature private gardens with ample off road parking. Number 14 being on the ground floor benefits from a private entrance door leading onto the car park from the sitting room and the accommodation includes a good sized master bedroom and white bathroom suite. Within the development there is the convenience of a communal laundry area to be used by residents with two commercial washing machines and two commercial dryers and there is also a communal meeting room/lounge available.

Entry intercom leading to

COMMUNAL HALL with linked communal fire alarm, personal entrance door to

RECEPTION HALL with fitted cloaks storage cupboard and airing cupboard with modern hot water storage tank, door to

SITTING ROOM 15' 4" x 9' 1" (4.67m x 2.77m) with wall mounted convector heater, window to rear and glazed door leading to car park.

KITCHEN AREA 7' x 5' 11" (2.13m x 1.8m) comprising work surface and inset single drainer stainless steel sink unit, double base unit, continuation of work surface with further base units, space for cooker with electric cooker point, part ceramic tiled splashback, three matching wall mounted cupboards, ceramic tiling to floor.

BEDROOM 9' 11" x 9' 2" (3.02m x 2.79m) with wall mounted electric convector heater, window to rear overlooking the gardens, double fitted wardrobe.

BATHROOM with fitted white suite comprising close couple wc, pedestal wash basin and panelled bath.

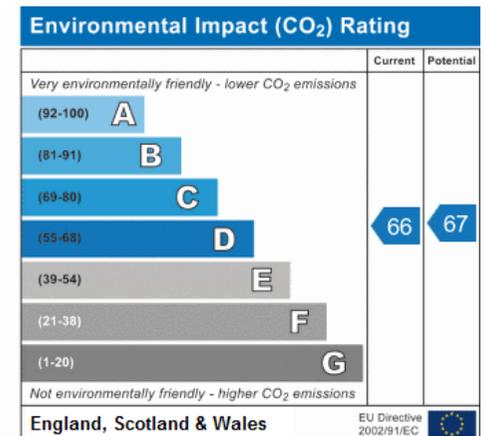
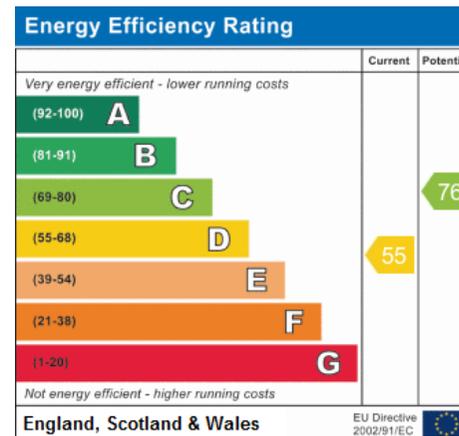
SERVICES All mains services with the exception of gas.

TENURE The property is leasehold with the property being sold with one share in the freehold interest. Ground rent and maintenance charge of £990 per annum and the lease is 999 years from time of sale.

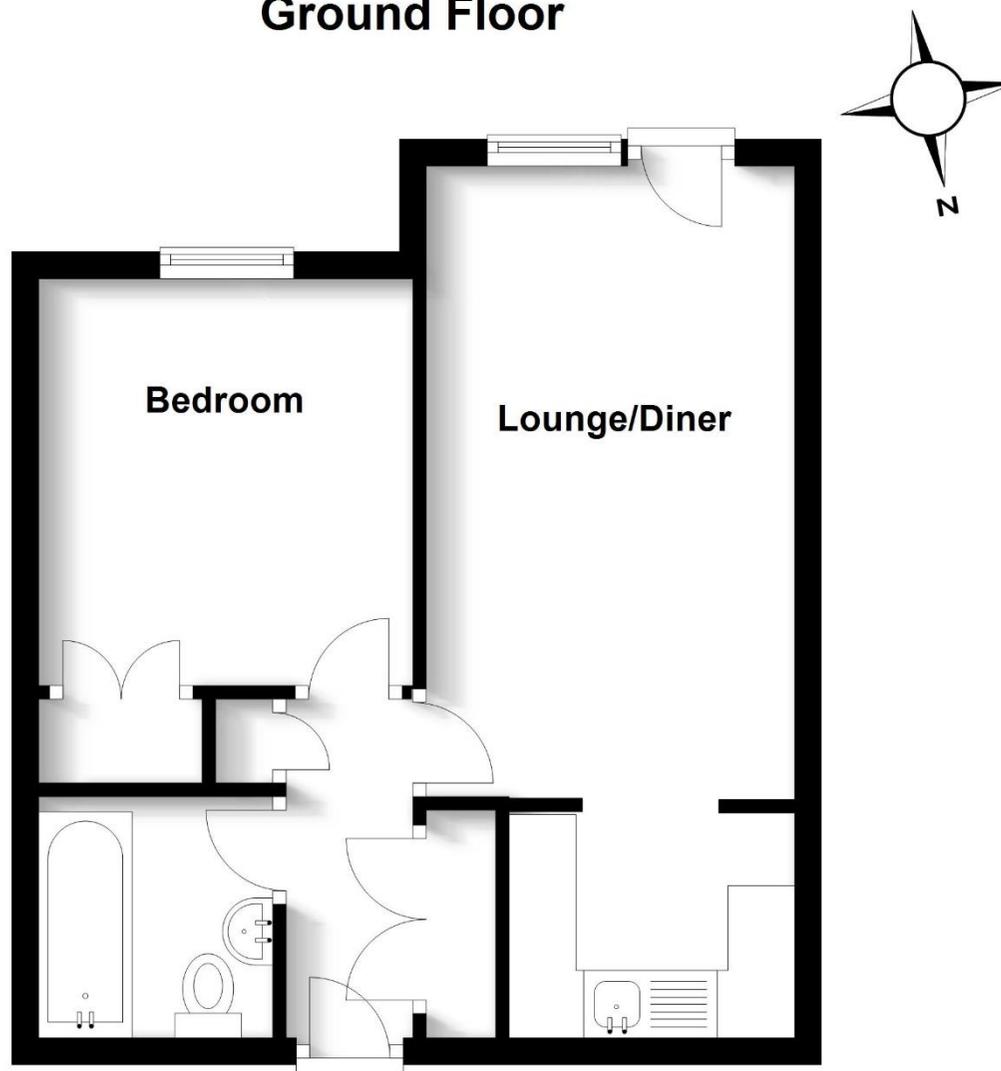
COUNCIL TAX B

VIEWING By arrangement with Pocock & Shaw

CB/16998



Ground 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

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