



7 Eden Court, Eden Street, Cambridge, CB1 1ES
Guide Price £325,000 Leasehold



**A UNIQUE SPLIT LEVEL APARTMENT FORMING PART OF A
CONVERTED VICTORIAN SCHOOL BUILDING, SUPERBLY LOCATED IN
THE SOUGHT AFTER KITE AREA OF THE CITY**

Living room • kitchen • double bedroom • bathroom • exposed roof timbers • large and useful loft space
• video entryphone system • gas central heating • offered with no onward chain

7 Eden Court is a unique split level maisonette situated on the top floor of a converted Victorian school building comprising a total of 8 apartments. The property is accessed via an entrance foyer via an entryphone system with stairs leading to the second floor and a shared balcony with pleasant views over local roof tops. There is a spacious living room with wood effect flooring and feature spiral staircase, giving access to the top floor along with roof lights, vaulted roof light and window to front aspect. This room is open to a kitchen area with range of fitted units, integrated oven, gas hob and extractor hood, space for appliances and wall mounted combination boiler. The first floor landing offers access to a large double bedroom, again with exposed roof timbers, double wardrobe and two large velux roof lights. From the landing there is a folding staircase giving access to a very spacious and useable loft space with wonderful views from three velux roof windows. Outside, there is a small communal courtyard with brick built bicycle/bin store and a private storage cupboard on the second floor landing.

KEY FEATURES

- Former Victorian school conversion
- Views over roof tops
- Kite area of the City
- Bin and cycle store
- Useful loft storage area
- Gas central heating
- No onward chain
- Close to Parkers Piece and Christs Pieces

LOCATION

Eden Street which forms part of a conservation area in a well situated no through road lying close to the Grafton Centre and Parkers Piece, within walking or cycling distance of the City centre and many of the other facilities offered by the University. There is a good range of local shopping in the immediate area with open spaces of Parkers Piece, Christs Pieces and Midsummer Common nearby.

TENURE

- Leasehold - 999 years from 1981
- Service charge - £684.31 per half year
- Ground rent £60
- Manging Agent – Encore Estates

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

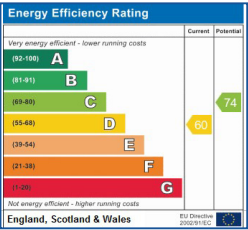
- Cambridge City Council
- Cambridgeshire County Council

FIXTURES AND FITTINGS

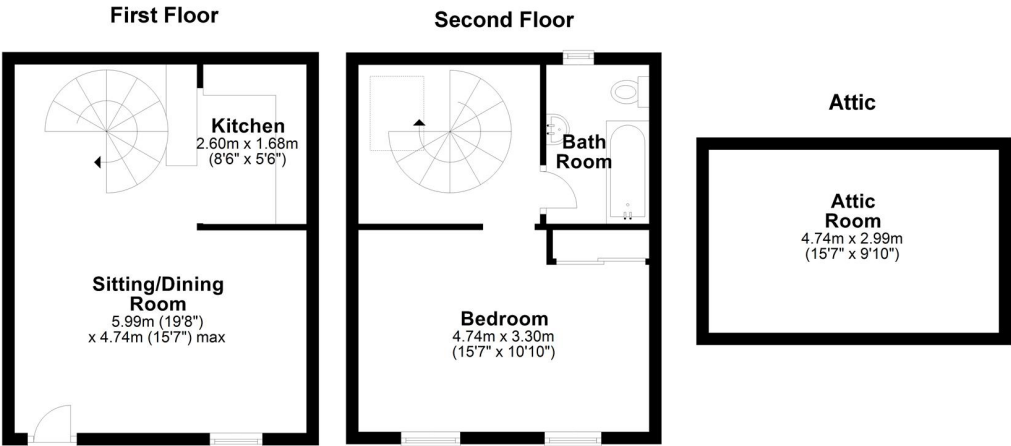
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING

Strictly by appointment through Redmayne Arnold and Harris:
7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ T: 01223 323130



7 Eden Court, Eden Street, Cambridge



Approx. gross internal floor area 57 sqm (625 sqft) Excluding Attic



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.