



Minerva Way, Cambridge, CB4 2UB



pocock & shaw

Residential sales, lettings & management



152 Minerva Way  
Cambridge  
Cambridgeshire  
CB4 2UB

A well presented and much improved first floor one bedroom apartment, conveniently located for the Science Parks, A14 and Cambridge North Railway Station.

- Well presented first (top) floor apartment
- Convenient north city location
- Fitted kitchen
- Bathroom
- Double bedroom
- Useful study/storeroom
- Recently fitted gas central heating boiler
- Good rental potential
- Extended lease
- No upward chain

Offers around £196,000



This spacious one bedroom first floor apartment is located to the north side of the historic city of Cambridge just off Northfield Avenue which in turn is off Campkin Road. The property has been much improved in recent years by the present sellers to include the refitting of the kitchen and bathroom, there is a gas fired radiator heating system and replacement sealed unit double glazing. The apartment also benefits from a useful brick external store (3'7" x 1'7" - situated just to the left of the communal entrance door.

In detail the accommodation comprises;

Communal entrance door with stairs to first floor.

Private entrance door to;

**RECEPTION HALL** with single built in storage cupboard with shelf, radiator, doors to

**SITTING/DINING ROOM** 14' 1" x 12' 6" (4.29m x 3.81m) with two windows to rear, radiator, door to

**KITCHEN** 10' 2" x 7' 3" (3.1m x 2.21m) with well fitted range of modern units set under a contrasting wood block effect work surface with inset single drainer stainless steel sink unit, double base unit, space and plumbing for washing machine, space for cooker\* with stainless steel chimney extractor hood over, part ceramic tiled splashback, dark wood effect laminate flooring, two windows to front aspect, radiator, space for fridge/freezer.

**\*White goods/appliances are possibly available under separate negotiation.**

**BEDROOM** 11' 3" x 11' 1" (3.43m x 3.38m) with window to rear, radiator.

**STUDY/STORE** 6' 10" x 5' 4"max (2.08m x 1.63m) with window to front, recently fitted wall mounted gas fired Worcester gas combination boiler under manufacturers guarantee until 05/04/2025. Wall cupboard, electric consumer unit.

**BATHROOM** with window to front, panelled bath with fully tiled surround, glass shower screen and chrome shower unit over, wash handbasin with tiled splashbacks and mirror over, wc, radiator, extractor fan.

**OUTSIDE** Courtyard parking to front on a first come, first served basis. Useful brick external store (3'7" x 1'7") belonging to the apartment - situated just to the left of the communal entrance door.

**SERVICES** All mains services.

**TENURE** The property is leasehold. The lease was extended by an extra 90 years recently and now has an expiry date of 5 September 2197.

The current annual service charge is estimated to be £430 and the ground rent is £10.

**COUNCIL TAX** Band B

**VIEWING** By arrangement with Pocock & Shaw

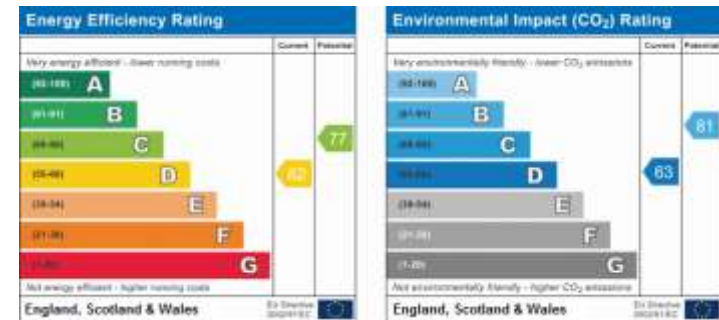
**KBG/17262**





Approximate net internal area: 495.68 ft<sup>2</sup> / 46.05 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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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