



Epworth Court, King Street, Cambridge, CB1 1LR



pocock & shaw

Residential sales, lettings & management

12a Epworth Court  
King Street  
Cambridge  
CB1 1LR

A well appointed first floor apartment in a prestigious scheme of retirement apartments adjacent to Christ's Pieces in the heart of the city.

- Living room with bay window over looking King Street
- Kitchen
- Double bedroom
- Shower room
- Excellent communal facilities
- Residents lounge and meeting room
- Conservatory & garden
- Parking area
- Laundry
- House manager

£265,000



Epworth Court is a prestigious development of retirement apartments situated off King Street and adjoining Christ's Pieces right in the heart of Cambridge and close to all the facilities the city centre has to offer. The scheme contains exceptionally well appointed apartments together with excellent communal facilities including a sun/garden room, residents lounge with kitchen, a meeting room, a first floor balcony overlooking Christ's Pieces, a covered second floor balcony, laundry, hairdressers, communal gardens and a residents parking area. A lift provides access to the upper floors.

This particular double bedroom apartment is situated on the first floor with a bay window providing an excellent outlook down King Street. There is good security with an entry phone system at the main door. There is a house manager on hand and help alarms are fitted throughout the apartment and linked to a 24 hour emergency monitoring station. There are ample power sockets throughout the flat and the apartment is equipped with off peak electric heating and sealed unit double glazing.

**ENTRANCE HALL** with built in store cupboard, airing cupboard with insulated hot water tank, electric night storage heater.

**LIVING ROOM** 14' 9" x 10' 6" plus bay (4.5m x 3.2m) with three wall lights and two ceiling lights, telephone point, TV aerial point, night storage and convector heater and glazed double doors to kitchen.

**KITCHEN** 7' 10" x 7' 8" (2.39m x 2.34m) with work surfaces on two sides with cupboards and drawers below, inset stainless steel sink unit, electric hob unit and fitted oven, tiled surrounds, Siemens washing machine, Liebherr fridge/freezer, range of wall cupboards, extractor fan, kickspace electric heater and vinyl flooring.

**DOUBLE BEDROOM** 9' 2" x 12' 10" maximum(2.79m x 3.91m) with electric radiator, coving, built in double wardrobe cupboard, tv point and windows on two sides.

**SHOWER ROOM** with shower cubicle, counter top handbasin with cupboard below, wc with concealed cistern, tiled walls, electric wall mounted heater, heated towel rail, two wall lights, shaver point and extractor fan. Plans are available for updating the shower room.

**OUTSIDE** Well tended communal garden and parking area.

**SERVICES** Mains electricity water and drainage.

**COUNCIL TAX BAND D**

**TENURE** The property is held on the residue of a 150 year lease from 1988 with a ground rent of £175 per annum. There is a service charge to include upkeep of the common areas, cost of the manager, buildings insurance, water/service charges etc and this is understood to currently be £3,205.94 per annum.

**NOTE** Epworth Court is a retirement complex and occupation of the flats is restricted to persons of 60 years of age and over.

**VIEWING** By arrangement with Pocock & Shaw.



Communal conservatory



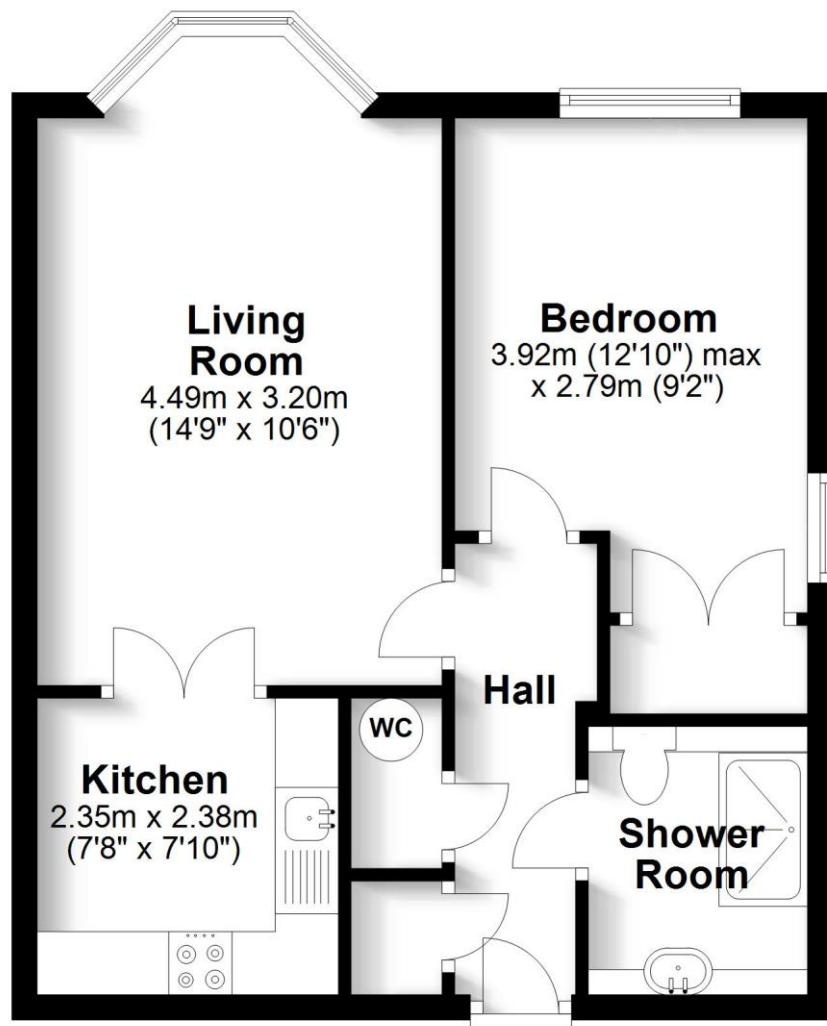
Communal room on the ground floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Floor Plan

Approx. 42.4 sq. metres (456.8 sq. feet)



View down King Street from the bay window



View over Christ's Pieces from the communal first floor balcony

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