

**APPROVED  
DRAFT COPY**

I have read your notice concerning  
The Property Misdescriptions Act

.....Signature

.....Date

Please return in the envelope  
provided A.S.A.P.



Alice Bell Close, Cambridge, CB4 1GN



**pocock & shaw**

Residential sales, lettings & management

81 Alice Bell Close  
Cambridge  
CB4 1GN

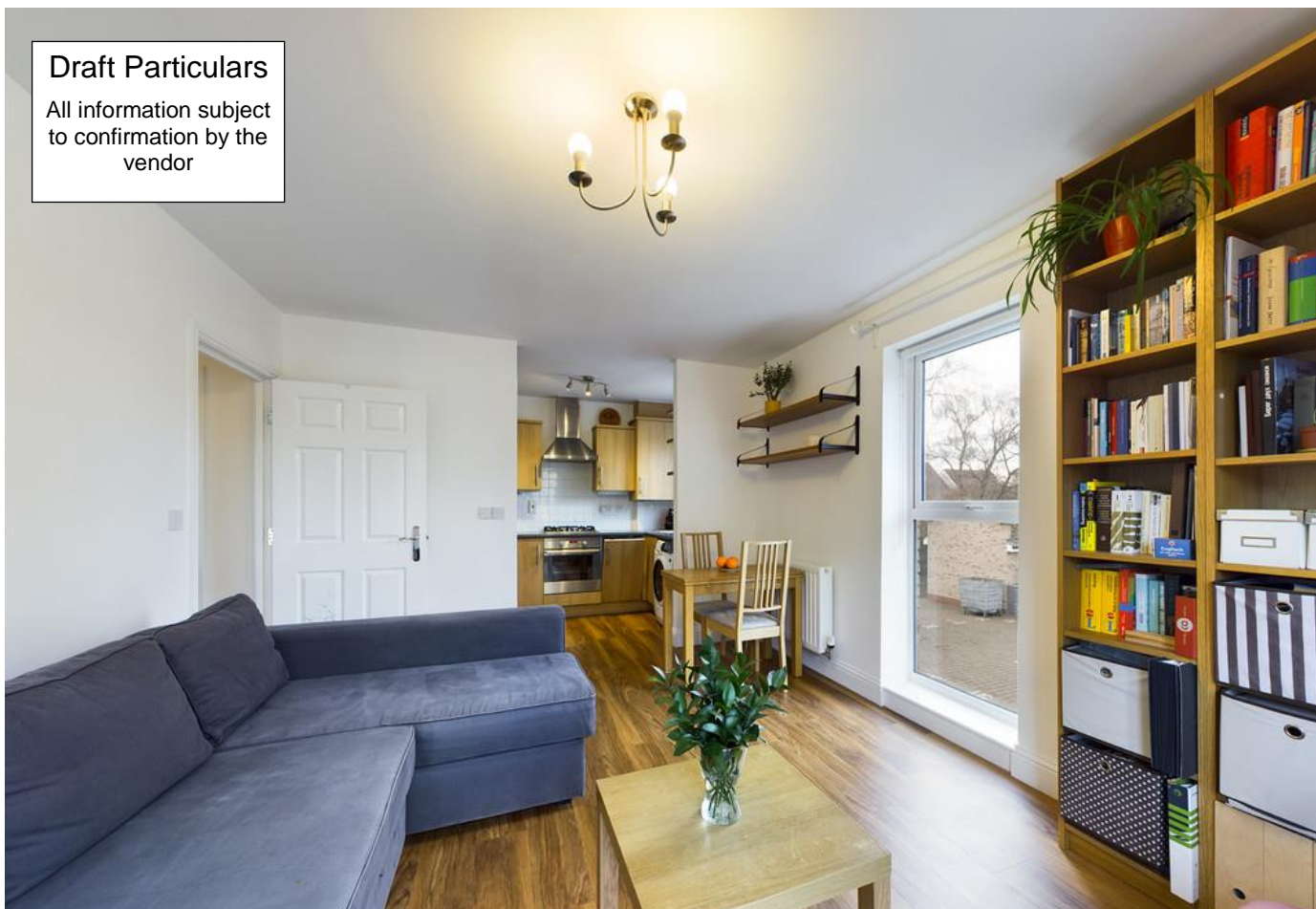
A very well presented, and spacious one bedroom first floor apartment, located in this popular residential development just off Milton Road to the north side of the city. Allowing excellent access to Cambridge North railway station and the Science Park. The flat has full gas radiator heating and off road parking space.

- Entrance lobby with intercom entry
- First floor Landing
- Entrance hall with cloaks cupboard
- Well appointed sitting room
- Fitted kitchen with dishwasher
- Double bedroom
- Bathroom
- Gas radiator heating system
- Excellent decorative order
- Off road parking space

Offers around £250,000

### Draft Particulars

All information subject  
to confirmation by the  
vendor



this lovely one bedroom first floor apartment is well located just off wood head drive and Milton Road two miles north of the historic City Centre. With the science Park and Cambridge North railway station just a short cycle away.

The property features attractive wood effect flooring, gas radiator heating and a well fitted kitchen with plumbing for a dishwasher.

**COMMUNAL ENTRANCE DOOR** Intercom entry phone, Hall with stairs rising to the first floor

### ENTRANCE DOOR

**RECEPTION HALL** Fitted cloaks cupboard and further storage cupboard. Radiator. Door to:

**SITTING ROOM** 14' 9" x 11' 4" (4.50m x 3.47m) Well appointed room, with picture window to front and glazed door opening to Juliet balcony. Attractive wood effect flooring, two radiators. Opening to:

**FITTED KITCHEN** 9' 0" x 6' 3" (2.75m x 1.92m) Well fitted range of units set under a contrasting work surface, inset single drainer sink unit, base unit beneath. Space and plumbing for washing machine and dish washer. Hob and single oven. Part ceramic tiling to walls, extractor fan, Window to front.

**BEDROOM** 11' 3" x 10' 7" (3.43 m x 3.24m) Picture window to side, radiator, wood effect flooring .

**BATHROOM** 6' 9" x 6' 3" (2.06m x 1.92m) Fitted suite, with pedestal wash basin, close coupled WC and panelled bath with mixer tap and shower attachment. Radiator.

### OUTSIDE

**SINGLE PARKING SPACE** Car parking area, with single space.

Bin store .

**TENURE** Leasehold

Ground rent £225 pa

Service charge £700 pa

Lease 125 years from 2008

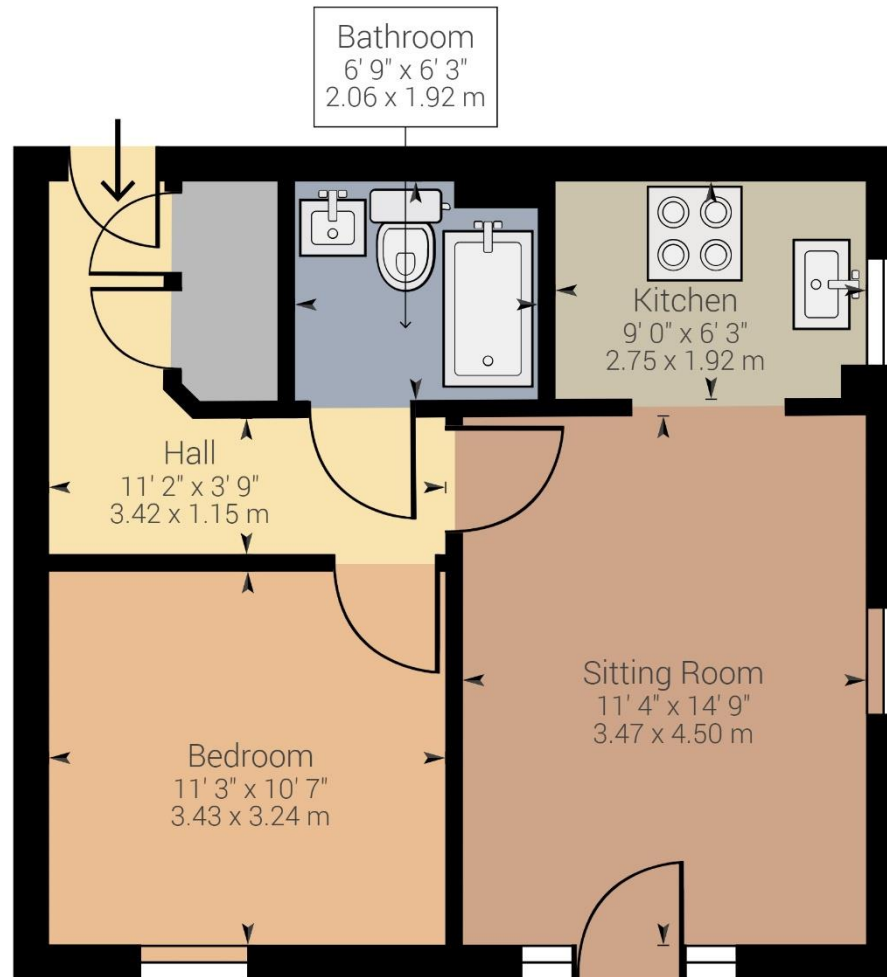
**VIEWING** By prior appointment with Pocock and Shaw

**SERVICES** All mains services are connected.

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EPC graph awaited



Approximate net internal area: 484.82 ft<sup>2</sup> / 45.04 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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