



Tamarin Gardens, Cambridge, CB1 9GJ



pocock & shaw

Residential sales, lettings & management

150 Tamarin Gardens
Cambridge
Cambridgeshire
CB1 9GJ

A very spacious two bedroom second floor apartment, set at the end of this residential cul de sac. Well placed close to the village centre, with excellent public transport to the City centre and Addenbrookes' hospital.

- Communal hall with intercom entry.
- Second floor landing
- Reception hall with cloaks cupboard
- Large lounge/dining room
- Refitted Kitchen breakfast room
- New Bathroom suite
- Electric storage heating
- Communal gardens
- No onward chain

Offers around £210,000



A very spacious two bedroom second floor apartment, situated at the end of this residential cul de sac, we a pleasant outlook to the rear. The property has a large lounge/dining room, freshly refitted kitchen breakfast room, new bathroom suite and two bedrooms.

COMMUNAL ENTRANCE DOOR

COMMUNAL HALL Stairs rising to all floors. Door to rear communal garden.

ENTRANCE DOOR

RECEPTION HALL Single cloaks cupboard, airing cupboard with hot water cylinder.

SITTING ROOM 19' 5" x 10' 11" (5.92m x 3.33m) Box bay window to the rear, wall mounted storage heater.

KITCHEN/BREAKFAST ROOM Refitted range of units set under a contrasting wood effect work surface. Stainless steel sink unit, space and plumbing for washing machine. Inset ceramic hob and single oven beneath, Stainless steel canopy extractor above. Window to rear.

BEDROOM ONE 11' 5" x 7' 11" (3.48m x 2.41m) Window to front, double fitted wardrobe.

BEDROOM TWO 8' 1" x 8' 0" (2.46m x 2.44m) Window to front.

BATHROOM Fitted suite with vanity style wash basin, close coupled WC and panelled bath, part ceramic tiling to the walls.

OUTSIDE Communal gardens area, with bin store.

SERVICES All mains with the exception of gas.

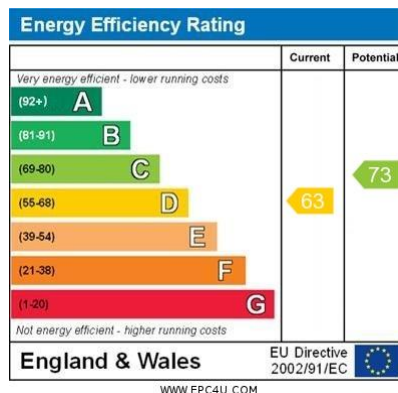
TENURE Leasehold

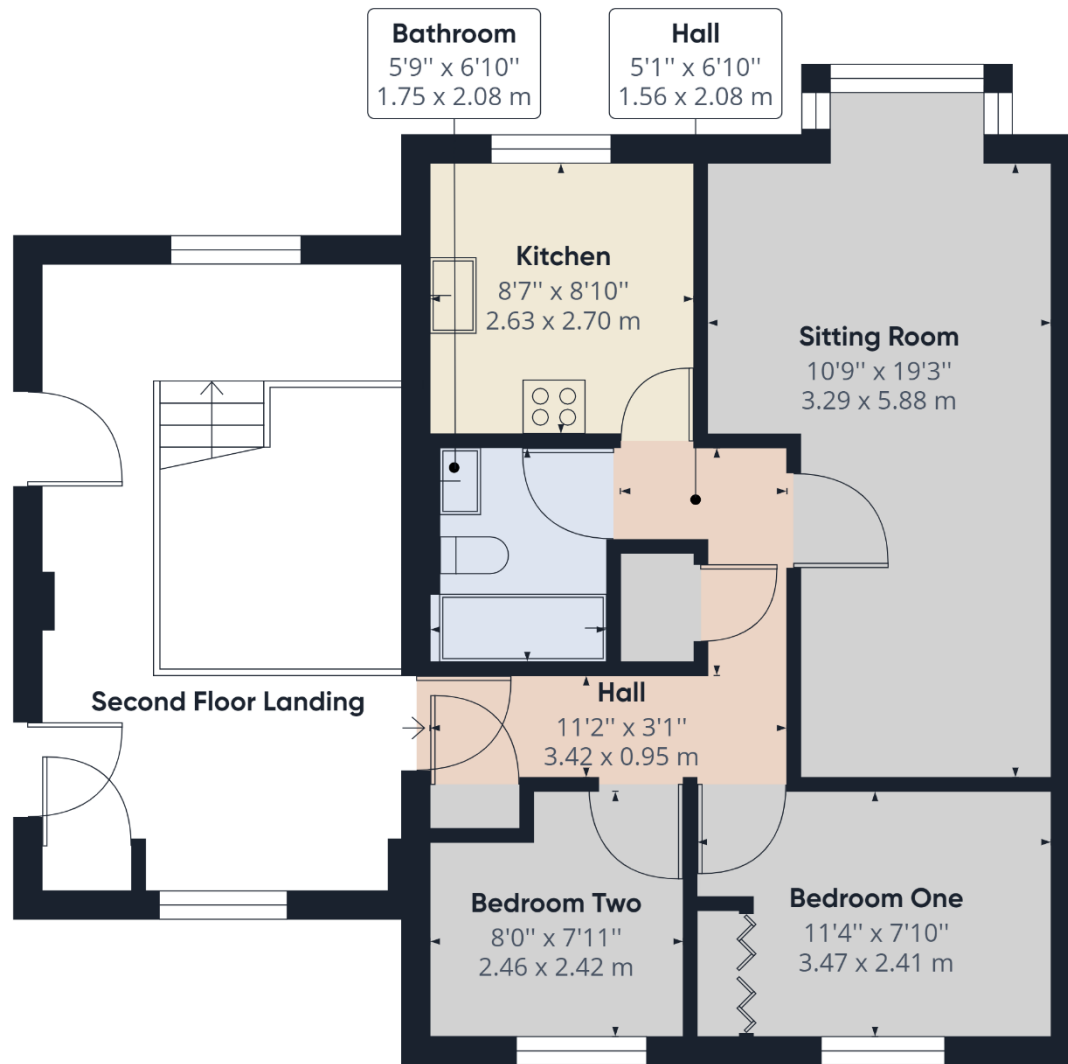
99 year lease from Jan 1988

Ground Rent £522.92 per annum

Annual Service Charge of £1052.70 p.a.

VIEWING By prior appointment with Pocock and Shaw





Approximate total area⁽¹⁾

535.06 ft²
49.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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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