



Pepys Court, Cambridge
CB4 1GF

Pocock + Shaw

4 Pepys Court
Cambridge
Cambridgeshire
CB4 1GF

A very well proportioned two bedroom maisonette set in this popular development, close to the city centre and adjacent to the river Cam. With two floors of accommodation, and undercroft parking space.

- Sitting room
- Kitchen area
- Inner hall
- Cloaks WC
- First floor landing
- Two bedrooms
- En-suite to master
- Family bathroom
- Underfloor heating with individual room thermostats
- Undercroft parking

Offers in region of £420,000



A very well proportioned two bedroom maisonette set over two floors, with a good sized sitting room, well fitted kitchen on the ground floor and two double bedrooms on the first floor. Family bathroom and en-suite to bedroom one.

Pepys Court is suitably located adjacent to the River Cam, allowing easy pedestrian and cycling access to City centre.

Glazed entrance door to:

Sitting room 18'3" x 10'11" (5.56 m x 3.33 m) Two picture windows to the front, light oak effect flooring, door to inner hall and opening to:

Kitchen 13'0" x 6'8" (3.96 m x 2.03 m) Fitted range of units with worksurface. Inset one and a quarter bowl stainless steel sink unit, base units. Integrated fridge/freezer and dishwasher. Four burner gas hob with single oven. Matching range of wall mounted cupboards. Part ceramic tiled splashback.

Inner hall Stairs rising to the first floor, door to rear. Large store cupboard, and under stairs cupboard.

Cloakroom Fitted white suite with wall mounted wash basin and enclosed cistern WC, part ceramic tiled splashback and ceramic tiled floor, extractor fan.

First floor landing

Bedroom one 16'0" x 8'3" (4.88 m x 2.51 m) Two picture windows to the front, door to:

En-suite shower room White suite with wall mounted wash basin and enclosed cistern WC, large walk in shower, with ceramic tiling to the walls, heated towel rail/ radiator.

Bedroom two 11'0" x 9'6" (3.35 m x 2.90 m) Picture window to the front.

Outside There are communal gardens to the front. Gated access to the under croft parking area, with single space, cycle and bin store.

Services All mains services are connected

Agent's Note Photographs taken in 2021, prior to current tenancy

Tenure Leasehold: 125 years from 01 May 2006. Service charge for 2024 is £1,893. Ground rent £325 per annum.

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw

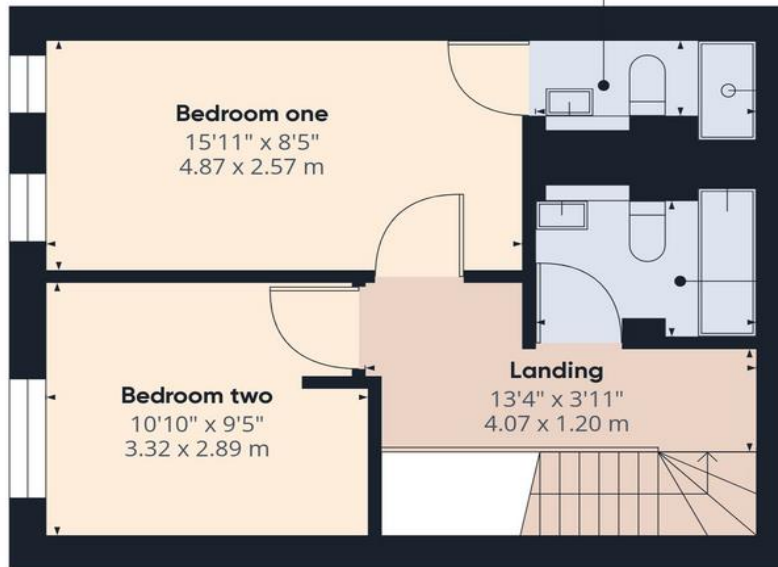




En-suite shower
7'8" x 3'2"
2.35 x 0.98 m

Approximate total area

781.35 ft²
72.59 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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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