



Pepys Court, Cambridge, Cambridgeshire
CB4 1GF

Pocock + Shaw

4 Pepys Court
Cambridge
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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 £399,000



A very well proportioned two bedroom maisonette set over two floors, with a good sized sitting room, well fitted kitchen and two double first floor bedrooms. 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 work surface. 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 splash-back.

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.

Bathroom White suite with wall mounted wash basin, enclosed cistern wc and bath, mixer tap and shower above. Ceramic tiling to the walls and floor, extractor fan.

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

Services All mains services are connected

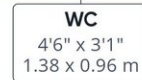
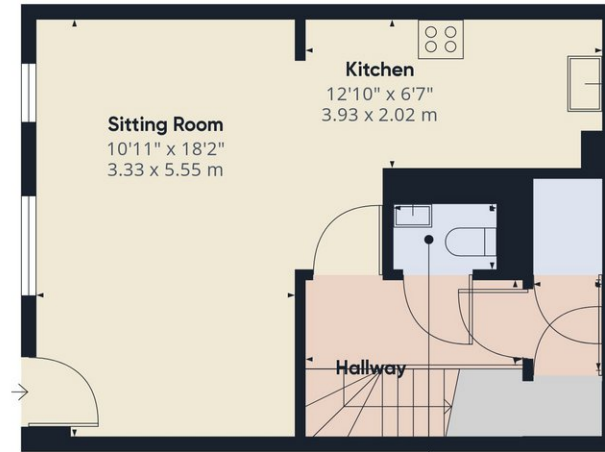
Tenure Leasehold: 125 years from 01 May 2006. Service charge for 2024 is £1,893. Ground rent £325 per annum.

Tenure The property is Leasehold

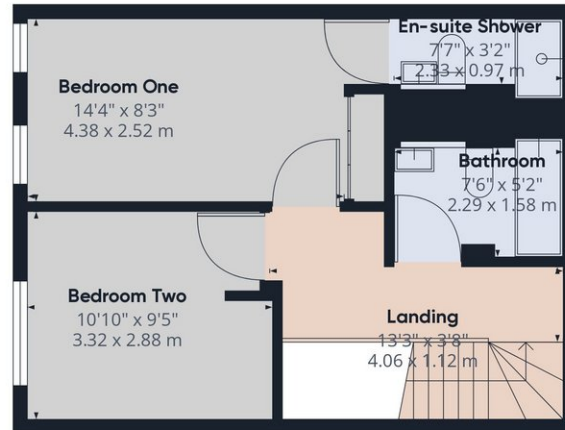
Council Tax Band D

Viewing By Arrangement with Pocock + Shaw





Ground Floor



Floor 1

Pocock + Shaw

Approximate total area⁽¹⁾

774.46 ft²

71.95 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.

Calculations are based on RICS IPMS 3C standard.

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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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