



Chesterton Towers, Cambridge  
CB4 1DZ

Pocock+Shaw



Flat 13 Chesterton Towers  
Chapel Street  
Cambridge  
Cambridgeshire  
CB4 1DZ

A ground floor apartment set within attractive communal gardens and benefiting from a with share of the freehold interest in this popular and convenient city location

- Ground floor 2 bedroom apartment
- Sought after location
- Attractive communal gardens
- Gas central heating
- Garage
- Share of Freehold
- No upward chain

Guide Price £317,500





A ground floor apartment with a garage, enjoying a superb position in the heart of Chesterton, just over a mile from Cambridge North Station & the city centre.

We understand that the property has an equal share of the freehold interest with the other 35 apartments. There are approximately 940 years remaining on the lease with a service charge of approximately £1400 per annum (to be confirmed) which includes water, buildings insurance, communal cleaning and gardening.

Chesterton Towers is a popular north city development situated just off Chapel Street via the High Street. The area enjoys lovely views over the surrounding neighbourhood including the historic 14th century Chesterton Tower. The apartment is conveniently positioned within walking distance of the River Cam and Cambridge North Train Station, as well as Midsummer and Stourbridge Commons. There are a wide range of amenities nearby including a post office, grocery store, medical centre, nursery, takeaways and a number of public houses.

Offered with no upward chain, the accommodation in detail comprises;

**Ground Floor** Part glazed front door to

**Entrance lobby** with coathooks, small built in cupboard with electric meter, parquet flooring.

**Kitchen** 12'3" x 6'8" (3.74 m x 2.03 m) window to rear, worktop with inset one and a quarter bowl stainless steel sink unit and drainer, cupboards below and to side, open shelving with strip light over, tiled splashbacks, space and plumbing for washing machine, radiator, electric cooker point with extractor hood over, further pantry cupboard with shelving and open shelving to one side, Ideal Instruct 2 gas combination boiler, ceramic tiled flooring.

**Sitting/ Dining room** 15'11" x 15'0" (4.85 m x 4.56 m) large window to front, radiator, parquet flooring, cable media point, cupboard housing the decommissioned Johnson and Stanley gas warm air central heating boiler, door to

**Inner lobby** with doors to both bedrooms and bathroom, recessed ceiling spotlight, vinyl tiled flooring.

**Bedroom 1** 13'1" x 9'5" (4.00 m x 2.86 m) with window to front, radiator.

**Bedroom 2** 12'3" x 10'2" (3.74 m x 3.11 m) with window to side, radiator.

**Bathroom** with window to rear, panelled bath with part tiled surround and mixer taps, vanity wash handbasin with mirror fronted cabinet over, WC, part tiled walls, tubular radiator/towel rail to one wall, ceramic tiled flooring.

**Outside**

**Garage** 17'1" x 8'4" (5.20 m x 2.55 m) (in block), with aluminium up and over door.

**Services** All mains services

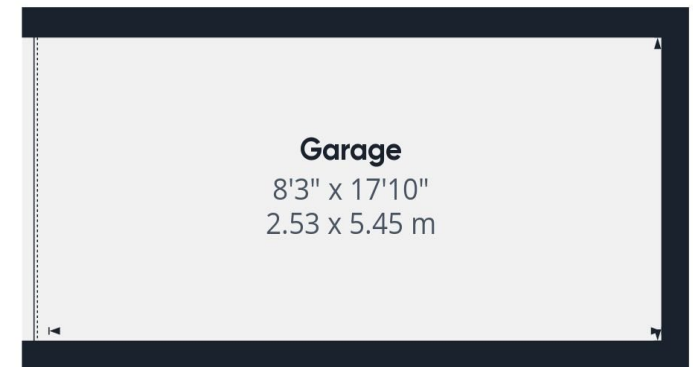
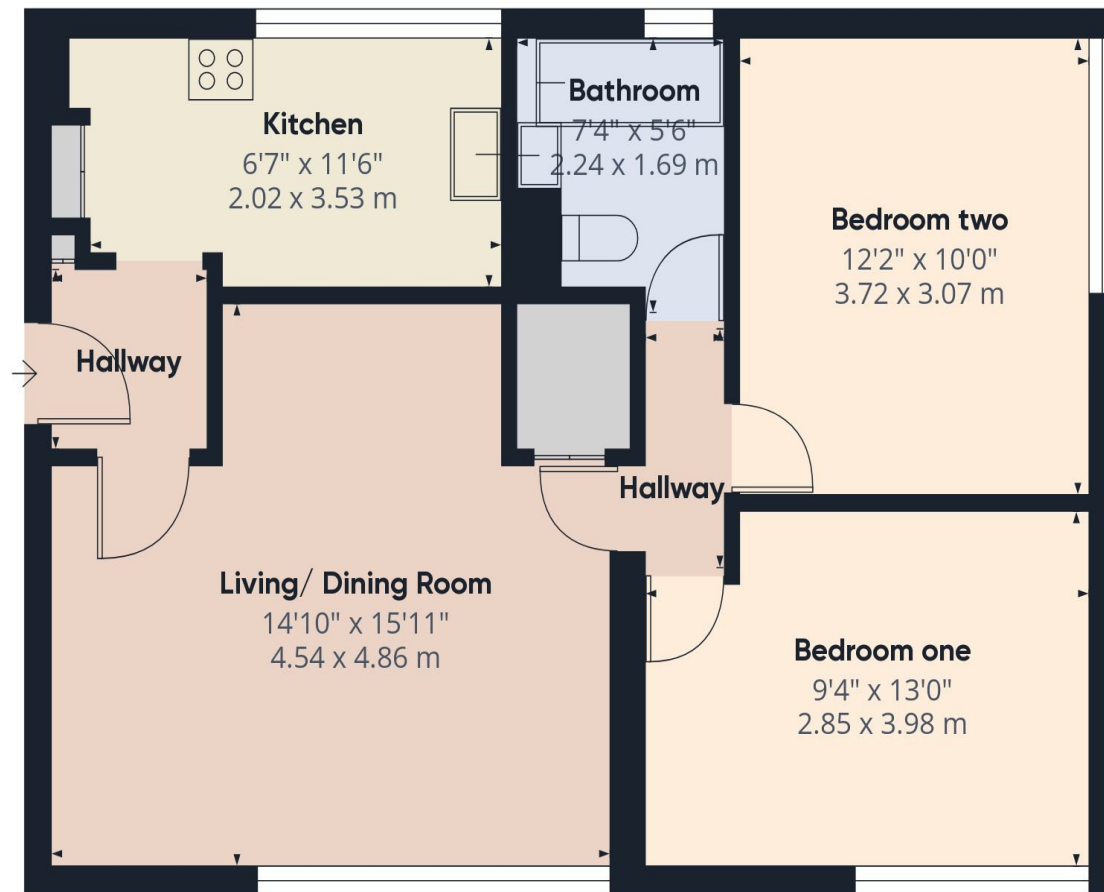
**Tenure** The property benefits from the share of the Freehold (Chesterton Towers Residents' Society Limited) and has a lease of 999 years from 24 June 1965

There is a yearly service charge payable which we believe is in the region of £1400 (to be confirmed) this is reviewed annually and is adjusted according to associated costs. The service charge includes water, buildings insurance, communal cleaning and gardening.

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw





### Approximate total area

774.99 ft<sup>2</sup>

72 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

# Pocock + Shaw