



Beaulands Close, Cambridge
CB4 1JA

Pocock+Shaw

23 Beaulands Close
Cambridge
Cambridgeshire
CB4 1JA

An immaculate first floor apartment located next to the River in the favoured De Freville Avenue area of the city. The property features a refitted kitchen and bathroom along with a parking space and no onward chain

- Near central location
- Close to the River and Midsummer Common
- Views over the communal gardens and the river
- Double bedroom
- Spacious Living/ Dining room
- Refitted Kitchen and Bathroom
- Electric heating and double glazing
- Secure parking with gated entry to development
- Offered with no onward chain

Guide Price £275,000



Beaulands Close is a sought after private development adjacent to the River Cam at the end of De Freville Avenue, offering easy access to Midsummer Common, Jesus green and the city centre.

This beautifully presented and updated first floor apartment offers light filled accommodation with southerly views towards the river and well tended communal gardens. The property is offered with no onward chain and benefits from secure car parking.

Entrance Hall with built in store cupboard, electric radiator, airing cupboard with pressurised hot water cylinder.

Living/ Dining Room 19'7" x 9'9" (5.97 m x 2.97 m) Dual aspect double glazed window with views towards the river and Midsummer Common. Further window to the side, two electric storage heaters, coving, two wall light points.

Kitchen 7'9" x 7'0" (2.36 m x 2.13 m) With a range of refitted wall and base units to three walls, extensive work surfaces with cupboards under, inset stainless steel sink unit with mixer tap, fitted AEG oven and electric hob over, stainless canopy hood, tiled splashbacks, integrated fridge/freezer, double glazed window to the side.

Double Bedroom 11'8" x 9'4" (3.56 m x 2.84 m) Range of fitted wardrobes to one wall, electric storage heater, two double glazed windows with views towards the river and Midsummer Common

Bathroom refitted white suite comprising a panelled bath with shower over, fitted shower screen, hand basin with mixer tap, fully tiled walls, tiled housing for washing machine, tiled flooring, double glazed window to side

Outside The development is set within attractive landscaped gardens and benefits from one parking space with access via a remote controlled barrier

Tenure The property is leasehold, held on a 999 year lease from March 2003.

Service Charge - £2,600 per annum (payment of £1,300 required in April and October).

No ground rent payable.

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 78 |
| (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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