



Nuns Way, Cambridge
CB4 2NR

Pocock+Shaw

80 Nuns Way
Cambridge
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A very smart ground floor apartment offering updated, light filled and well presented accommodation in this purpose built block. The property is conveniently situated close to a wide range of local amenities and offers easy access to Cambridge city centre, Cambridge North Railway Station and Science Park

- Fully refurbished and remodelled
- One double bedroom
- Refitted shower room
- Stylish kitchen with a range of appliances
- Gas radiator central heating
- Double glazed windows
- Open plan kitchen/ living room

Guide Price £215,000



80 Nuns Way comprises a beautifully presented and updated ground floor apartment situated in a convenient north city location. The stylish accommodation comprises a good sized double bedroom, refitted shower room and a large living room which is open to a stylish kitchen area with a range of built in appliances. Outside there is a communal courtyard with an allocated storage shed. There is casual parking and open playing fields adjacent.

Entrance Hallway Double utility cupboard with plumbing for a washing machine, doors to;

Bedroom 12'1" x 8'9" (3.70 m x 2.68 m) Double glazed window to the front, Radiator, High level storage cupboards

Shower Room Re fitted suite comprising; walk in shower area with wall mounted controls, vanity wash basin with storage under and mixer tap, WC, double glazed window, Chrome heated towel rail, extensively tiled

Kitchen/ Living room 21'0" x 12'2" (6.40 m x 3.71 m)

Living Area Large double glazed window to the front, two radiators, two double glazed windows to the rear, open through to

Kitchen Area Recently refitted with a stylish range of wall and base units, Extensive working surfaces with an inset stainless steel sink and mixer tap, electric hob with an electric oven under, contemporary cooker hood, fitted dishwasher, space for fridge freezer, double glazed window to the front, attractive tiled splashbacks, cupboard containing a water softener, breakfast bar.

Outside Walled communal courtyard with an allocated storage shed, cul de sac location with casual parking

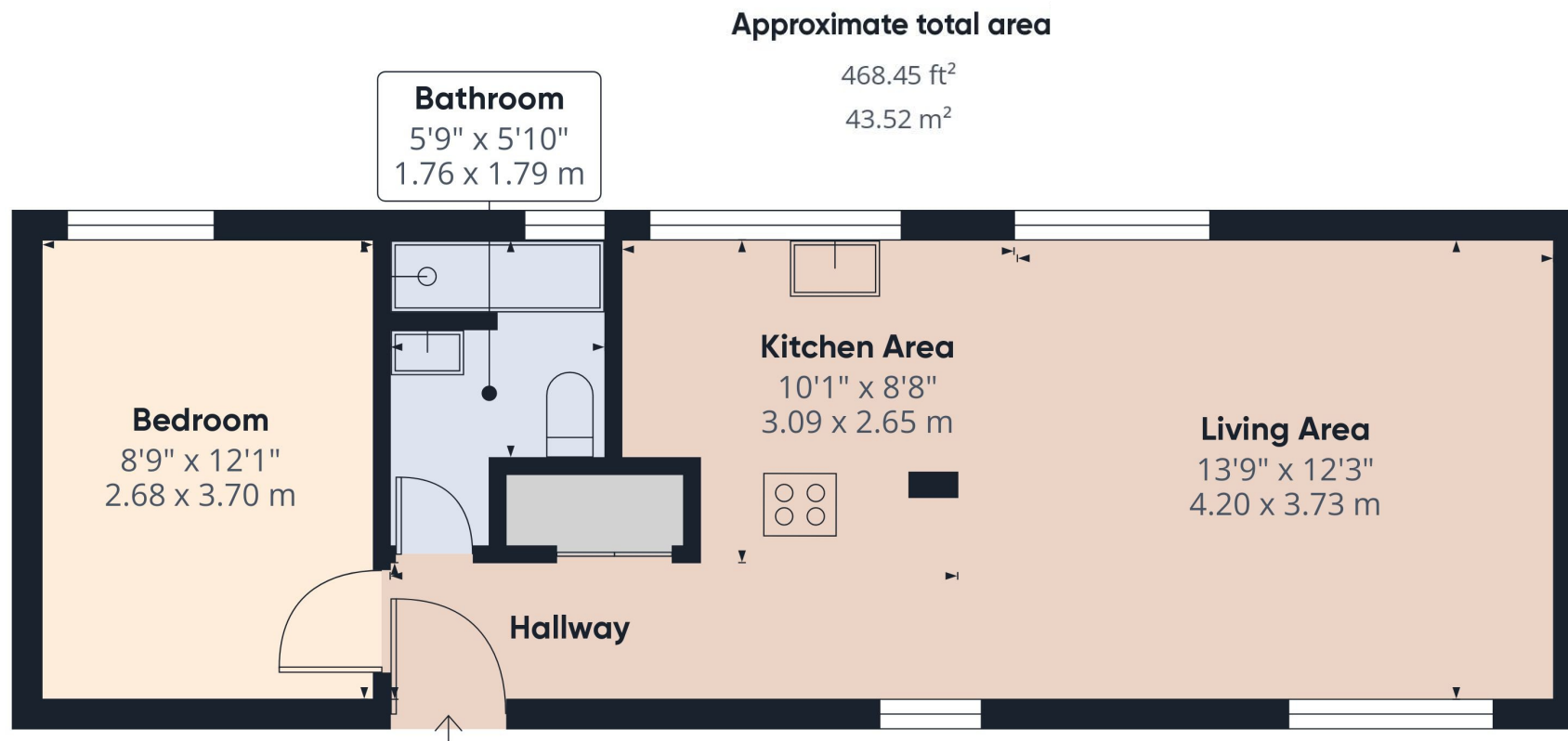
Tenure The property is Leasehold, held on a 123 year lease from March 1991.
Service charge - £345 per annum
Ground rent - £10 per annum

Council Tax Band A

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		
(55-68) D	66	71
(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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