



William Smith Close, Cambridge
CB1 3QF

Pocock+Shaw

76 William Smith Close
Cambridge
Cambridgeshire
CB1 3QF

A well proportioned two bedroom first floor flat, in the heart of the city centre, adjacent to the main line railway station and just off the vibrant Mill Road.

- City location
- Good access to Cambridge Central Station
- Allocated parking
- Communal Gardens
- First floor apartment
- Share of freehold
- No upward chain

Guide Price £275,000



A very well proportioned two bedroom first floor flat, in the heart of the city centre, adjacent to the main line railway station and just off the vibrant Mill Road. With a sitting room, kitchen and two bedrooms and bathroom. Allocated off road parking and communal gardens.

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

COMMUNAL ENTRANCE with keycode and stairs to first floor.

ENTRANCE HALL with wall mounted electric panel heater.

SITTING ROOM 15'5" x 12'6" (4.70 m x 3.80 m) with window to front, wall mounted Dimplex electric storage heater.

KITCHEN 8'10" x 7'7" (2.70 m x 2.30 m) with window to rear, good range of fitted white high gloss units with work surfaces and tiled splashbacks, Indesit washing machine, electric cooker, under counter fridge, stainless steel sink unit and drainer, wall mounted electric convector heater, cupboard housing the Joule insulated hot water cylinder.

BEDROOM ONE 12'6" x 8'6" (3.80 m x 2.60 m) with window to front, electric panel heater.

BEDROOM TWO 11'6" x 6'7" (3.50 m x 2.00 m) with window to front, built in cupboard with shelving, electric panel heater.

BATHROOM with window to rear, panelled bath with fully tiled surround and Triton T70 electric shower over, wash handbasin, wc, wall mounted electric convector heater.

OUTSIDE There is a communal parking area with an allocated parking space and open plan communal gardens, bin store.

TENURE The property enjoys the residue of a long lease (999 years from 1 January 2021) and a share of the freehold.

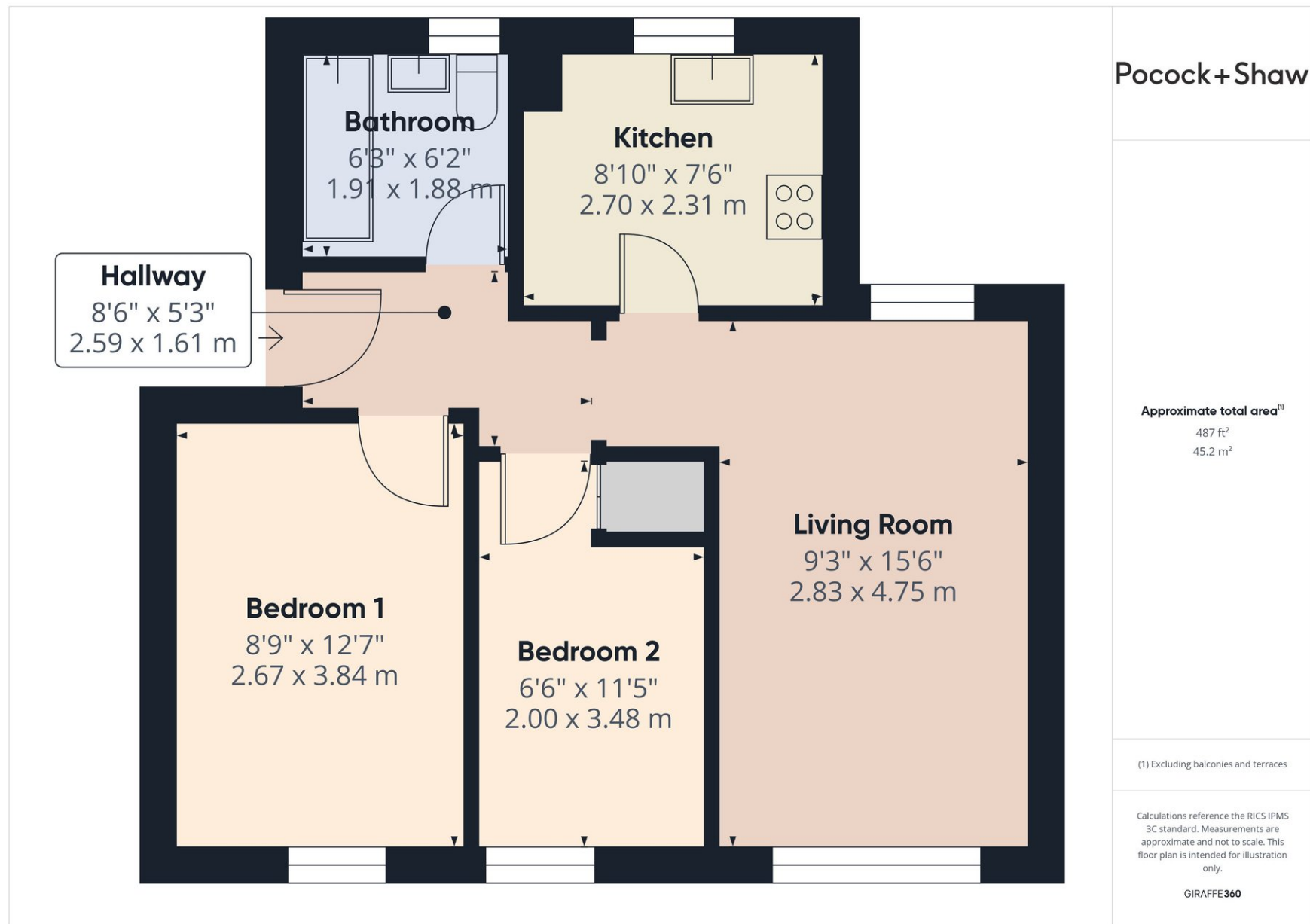
The service charge payable for the year 24/25 is £1461.44, paid in advance every 6 months.

Council Tax Band B

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		74
(55-68) D	56	
(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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