



Chariot Way, Cambridge
CB4 2GY

Pocock+Shaw

21 Chariot Way
Cambridge
Cambridgeshire
CB4 2GY

A very spacious two bedroom top floor apartment, located just to the north of the City, in this popular residential location. With a number of shops just a short walk away, along with the guided Busway offering a frequent service to the City Centre and Cambridge North railway station

- Communal hallway with intercom entry
- Reception hall with cloaks cupboard
- Spacious living rooms
- Well fitted kitchen area
- Two double bedrooms with fitted wardrobes
- Bathroom
- Off road parking space
- No onward chain

Guide Price £275,000



This home comprises entrance hall; two double bedrooms with built-in wardrobes, a generous dual aspect living area with fitted kitchen to one end, with integrated washing machine, dishwasher, oven, cooker, hob, extractor fan and fridge-freezer.

The property offers good quality accommodation with parking to the rear of the block with additional benefits including gas central heating, double glazed windows, secure entry and excellent location, with the apartment being offered with no onward chain.

In detail the accommodation comprises;

Communal entrance Intercom entry phone to communal hall. Stairs to top floor and Door to;

Hallway with window to rear, radiator, deep built in cupboard with clothes hanging rail, further built in cupboard.

Kitchen/ Living room 21'7" x 11'10" (6.58 m x 3.60 m) with window to rear and window to front, radiator, kitchen area with good range of fitted wall and base units with work surfaces and tiled splashbacks, stainless steel sink unit and drainer, integrated fridge/freezer, built in four ring electric hob with stainless steel splashbacks and stainless steel chimney extractor hood over, integrated AEG dishwasher and integrated AEG washer dryer, wall mounted gas boiler, laminated wood flooring, ceiling mounted spotlight unit.

Bedroom 1 11'10" x 9'4" (3.60 m x 2.85 m) with window to front, sliding doors to built in wardrobe with clothes hanging rail and shelving, radiator.

Bedroom 2 10'2" x 8'10" (3.09 m x 2.69 m) with window to front, radiator, sliding doors to built in wardrobes to one wall with clothes hanging rail and shelving.

Bathroom with window to rear, panelled bath with fully tiled surround, shower screen and chrome shower unit over, WC, vanity wash handbasin with tiled splashbacks, extractor fan, radiator, shaver point, recessed ceiling spotlights.

Services Mains water, electricity and drainage.

Tenure The property is leasehold - 125 years 25 December 2006

Service charge to FirstPort is about £2,100 per year and ground rent is about £90 per year.

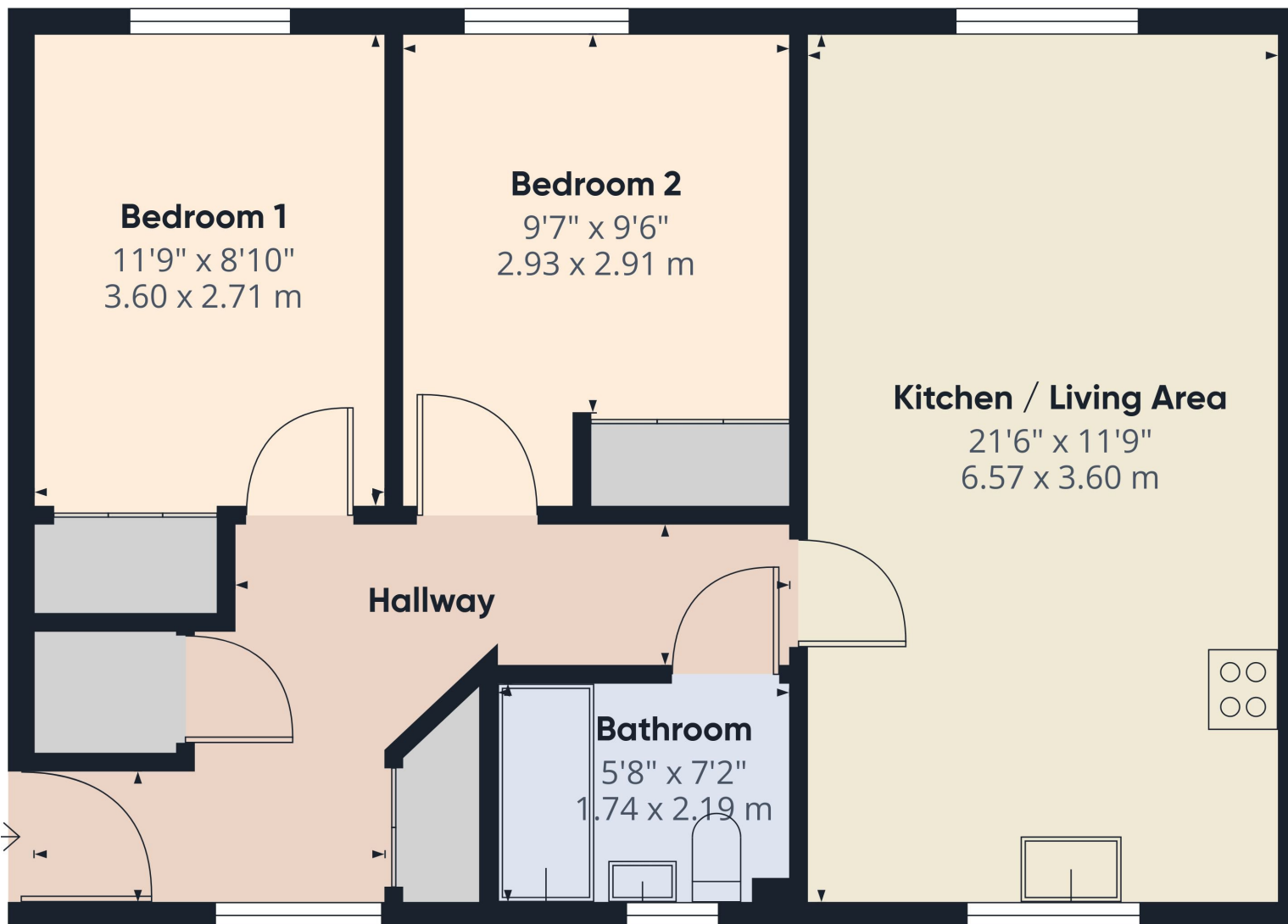
Tenure The property is Leasehold

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	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

629 ft²

58.4 m²

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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