



Fison Road, Cambridge
CB5 8TL

Pocock+Shaw

36 Fison Road
Cambridge
Cambridgeshire
CB5 8TL

A modern apartment with spacious and light filled accommodation arranged over the first floor of this well located block. The property offers open views to two aspects and easy access to the city centre by foot, bus or bicycle.

- First floor apartment
- Well proportioned living
- Good sized double bedroom
- Refitted kitchen and bathroom
- Useful Storage room
- Double glazed
- Open views
- **Offered with no onward chain**

Offers Around £199,950



Fison Road is situated off Ditton Lane, on the eastern edge of Cambridge, about two and a half miles from the city centre and conveniently placed for local facilities and commuter routes. There is a parade of shops and a medical centre just a few hundred yards away on Ditton Lane, a cycle way via the river path to the city centre (Route 51), or the Chisholm Trail (north to Cambridge North railway station and Science Park, or south to southern Cambridge, Addenbrooke's and beyond) and nearby access onto the A14, Fen Ditton and the river are a short walk away. To the front of the block, there is a regular bus service (No.3) providing direct access to the city centre and Cambridge Rail Station.

Hallway Loft access, doors to;

Storage room 6'8" x 4'6" (2.03 m x 1.37 m) Plumbing for washing machine, wall mounted Vaillant boiler, range of fitted shelving, power and light.

Living Room 14'7" x 12'9" (4.44 m x 3.89 m) Double glazed box bay window to the side, large double glazed window to the front, both offering pleasant open views, radiator, airing cupboard with heating and shelving.

Kitchen 11'9" x 6'5" (3.58 m x 1.96 m) Range of refitted wall and base units with fitted appliance including; oven, hob, extractor, microwave, dishwasher and fridge freezer. There is a double glazed window to the rear and tiled flooring. Fitted folding table.

Bedroom 10'10" x 10'9" (3.30 m x 3.28 m) Double glazed window to the front, radiator.

Bathroom Wash basin with mixer tap and cupboard under, WC, panel bath with mixer tap and shower attachment, fitted shower screen and tiled surround, two heated towel rails and double glazed window to the rear

Outside On road parking with communal gardens with a range of mature trees.

Tenure The property is Leasehold. 125 years from 1982. Ground rent £10 per annum. Service charge £46.90 per month (£562.8 per annum). The vendor is in negotiation (under the Leasehold Reform Housing and Urban Development Act 1993) to extend the lease by 90 years.

Council Tax Band A

Viewing By Arrangement with Pocock + Shaw



Approximate total area

485 ft²

45.1 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Storage Room

4'6" x 6'7"
1.39 x 2.02 m



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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