



Flat 9, Epworth Court, King Street, Cambridge
CB1 1LR

Pocock+Shaw

Flat 9
Epworth Court
King Street
Cambridge
Cambridgeshire
CB1 1LR

A well-appointed ground floor apartment overlooking Christ's Pieces in a prestigious scheme of retirement apartments in the heart of the city, for persons of 60 years of age and over.

- South facing living room
- Kitchen
- Double bedroom
- Shower room
- Excellent communal facilities
- Residents' lounge and meeting room
- Residents' conservatory & garden
- Parking area
- Laundry
- House manager

Guide Price £275,000



Epworth Court is a prestigious development of retirement apartments situated off King Street and adjoining Christ's Pieces, right in the heart of Cambridge and close to all the facilities the city centre has to offer. The scheme contains exceptionally well-appointed apartments together with excellent communal facilities including a sun/garden room, residents' lounge with kitchen, a first-floor balcony overlooking Christ's Pieces, a second-floor meeting room/lounge and covered balcony, laundry, hairdressers, communal gardens and a residents' parking area. A lift provides access to the upper floors.

This double-bedroom apartment is situated on the ground floor and has a south facing outlook onto Christ's Pieces. There is good security with an entry-phone system at the main door, a house manager is on hand and help alarms are fitted throughout the apartment and linked to a 24 hour emergency monitoring station.

Entrance Hall With Dimplex storage heater, storage cupboard with coathooks, shelf, electric meter and fuse boxes, airing cupboard with slatted wood shelving and Joule hot water cylinder.

Living Room 14'10" x 10'6" (4.51 m x 3.19 m) with Dimplex XLE storage heater, wall lights, bay with glazed doors/window overlooking Christ's Pieces and glazed double doors to

Kitchen 7'9" x 7'8" (2.36 m x 2.33 m) with good range of fitted wall and base units, fitted worktops and tiled splashbacks, space and plumbing for washing machine, stainless steel sink unit and drainer, built-in Bosch electric oven, John Lewis electric hob with extractor hood over, kickspace electric heater and vinyl flooring

Bedroom 13'1" x 9'1" (3.98 m x 2.77 m) with electric radiator, large built-in double wardrobe cupboard and window overlooking Christ's Pieces

Shower Room easy access shower cubicle with folding seat chrome shower unit and fully tiled surround, wash handbasin with fitted cupboards below, mirror and shaver point over, wall lights, extractor fan, heated towel rail, WC, wall mounted electric convector heater.

Outside Well tended communal garden and parking area.

Tenure The property is Leasehold. The property is held on the residue of a 150 year lease from 1988 with a ground rent of £310 per annum. There is a service charge to include upkeep of the common areas, cost of the manager, buildings insurance, water/service charges etc and this is understood to currently be £3,562.21 per annum.

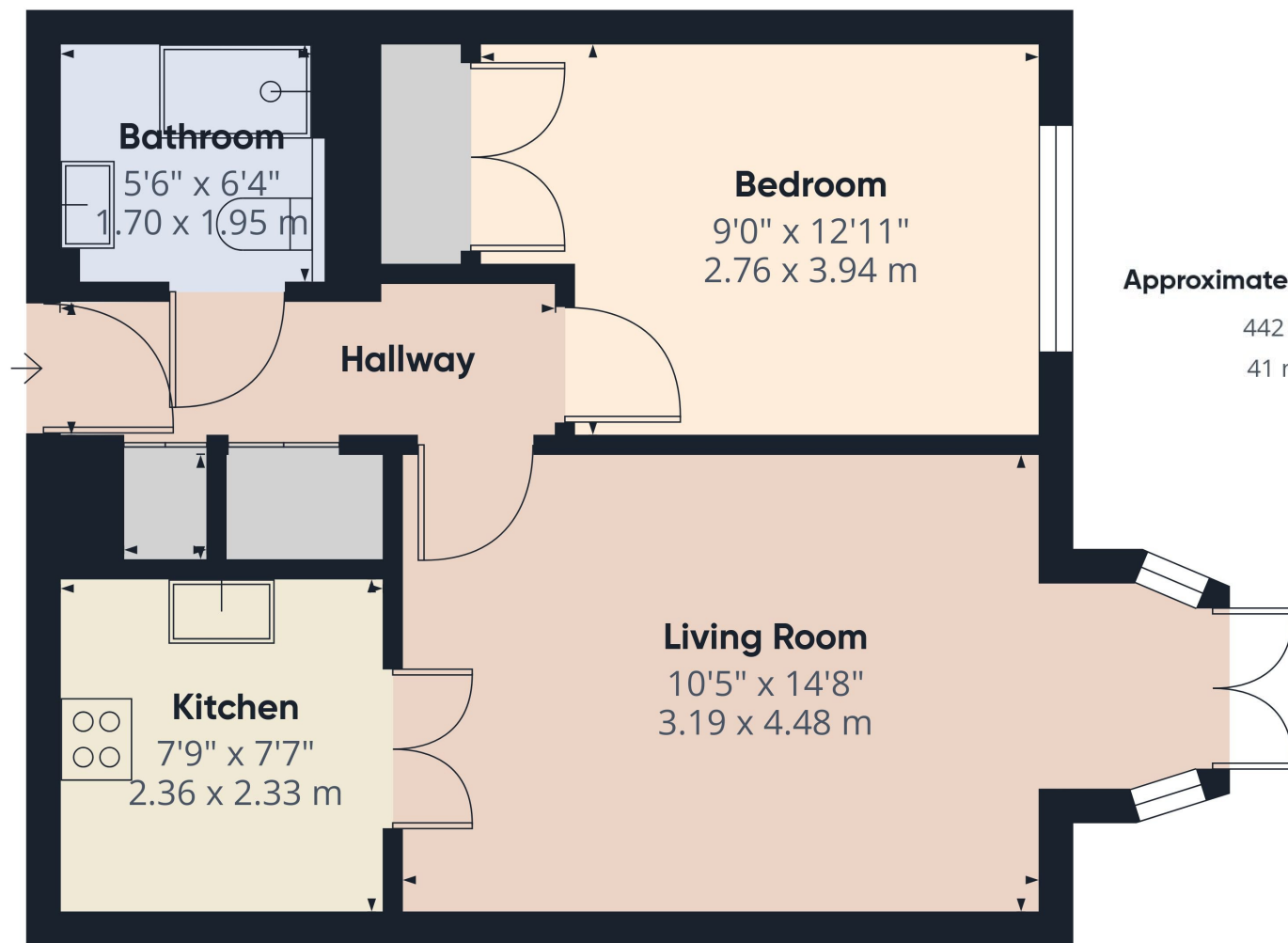
Note Epworth Court is a retirement complex and occupation of the flats is restricted to persons of 60 years of age and over.

Council Tax Band D

Viewing By Arrangement with Pocock + Shaw



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



Approximate total area

442 ft²

41 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