



Queensway, Cambridge  
CB2 8AY

Pocock+Shaw

40 Queensway  
Cambridge  
Cambridgeshire  
CB2 8AY

A well presented ground floor apartment enjoying a highly sought after city location within walking distance of the historic city centre, railway station and The Botanic Gardens

- One bedroom ground floor apartment
- Direct access onto the communal garden areas
- Excellent decorative order throughout
- Fitted kitchen with white goods
- Living room with timber flooring
- Gas central heating and double glazing
- Shower Room
- Delightful communal gardens
- On site permit parking
- No upward chain

Guide Price £290,000



Queensway is located near the highly sort after area of central Cambridge, just off Trumpington Road and within walking distance of The Botanical Gardens and railway station.

The location of the apartment allows great benefits such as access to Cambridge Train Station, Cambridge City Centre and both Addenbrookes' and Papworth Hospitals. The development is also ideally located for the adjacent to the Nuffield Hospital. Most can be walked to, however, a bicycle will make the commute even shorter. The area is also served by a number of local bus routes.

Offered in excellent decorative order, a bicycle store and with no upward chain, viewing comes highly recommended.

In detail the accommodation comprises;

**Recessed porch** with courtesy light, built in utility cupboard with shelf/light, part glazed door to

**Entrance hallway** with large inset brush mat, lattice fronted radiator cover, built in cupboard with shelf and water meter, further deep built in cupboard with shelving and hanging rail.

**Living room** 16'10" x 9'10" (5.12 m x 3.00 m) with glazed door and window to communal garden/grounds, two radiators behind lattice fronted cover, timber strip wood flooring, opening onto the semi open plan

**Kitchen** 13'4" x 5'7" (4.06 m x 1.70 m) with window to rear with views to communal garden/grounds, excellent range of fitted wall and base units with roll top work surfaces and tiled splashbacks, Zanussi washing machine (new in July 2024) and Bosch dishwasher, Bosch stainless steel gas hob with stainless steel chimney extractor hood over and electric oven below, cupboard housing the Worcester central heating boiler, stainless steel sink unit and drainer with mixer taps, space for fridge/freezer, wall mounted ceiling spotlight units.

**Bedroom** 9'7" x 11'1" (2.93 m x 3.38 m) with window to front, lattice fronted radiator cover.

**Shower room** with good sized shower cubicle with mermaid board surround, glass sliding door and chrome shower unit, the rest of the shower room walls are fully tiled, WC, wash handbasin with mirror fronted cabinet and downlighters over, Xpelair extractor fan, chrome heated towel rail, recessed ceiling spotlights.

**Outside** The apartment benefits from direct access to the communal grounds from its living room with a south west facing paved patio area adjacent to the apartment door leading onto a good sized lawn area with well stocked flower and shrub borders, rotary clothes line and allocated bicycle store.

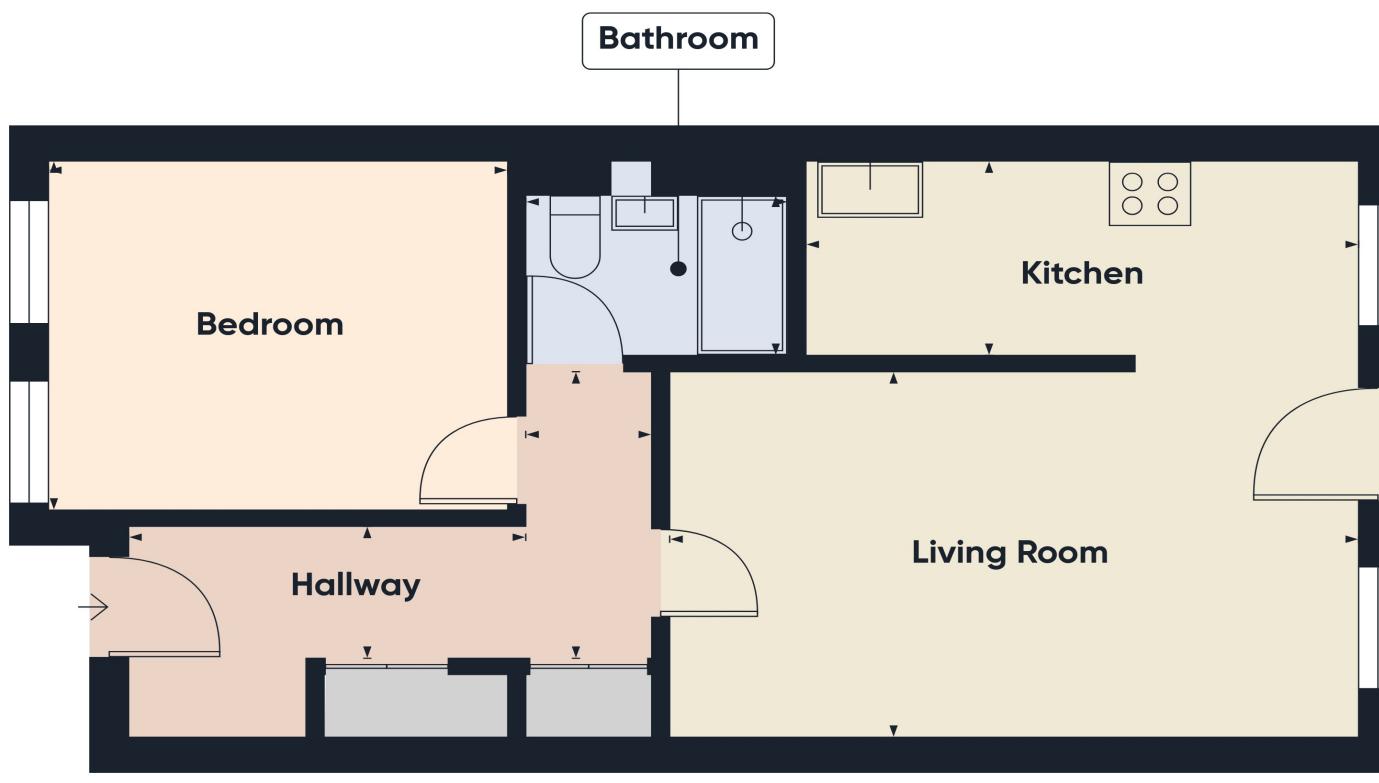
**Services** All mains services.

**Tenure** 215 years from 25th March 1982. The rent is a peppercorn per annum, if demanded, and the service charge is currently £173.16 pcm.

**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw





N  
S  
E  
W

Approximate total area<sup>(i)</sup>  
461 ft<sup>2</sup>  
42.8 m<sup>2</sup>

(i) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(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