



**Hazelwood Close, Cambridge CB4 3SN**

**Guide Price £195,000**

## Hazelwood Close, Cambridge CB4 3SN

A well located first floor flat that is within cycling distance of both the City centre and the Cambridge Science Park with local amenities on the doorstep including a shop close by as well as being within easy access to the A14.

The apartment offers generous accommodation throughout including a living room/diner, kitchen, utility room, large bedroom and a bathroom.

Externally there are communal gardens and off road parking.

The flat is available with no upward chain.

### Entrance Hall

Doors to sitting room, bedroom, utility room and bathroom.

### Kitchen 10'8" x 6'5" (3.27m x 1.98m)

Range of matching eye and base level cupboards with worktop over. Acrylic sink and drainer with mixer tap over. Space and connection for electric cooker. Space and plumbing for washing machine. Tiled splashbacks. Window to rear aspect. Door to sitting room.

### Sitting Room 14'6" x 10'8" (4.44m x 3.27m)

Generous sitting room with dual aspect windows. Doors to kitchen and entrance hall.

### Bedroom 16'5" x 11'7" (5.02m x 3.55m)

Spacious double bedroom with window to side aspect. Door to entrance hall.

### Utility Room 5'9" x 5'5" (1.77m x 1.67m)

### Bathroom 6'5" x 5'10" (1.98m x 1.80m)

White suite comprising low level W.C., pedestal handbasin with mixer tap over and panelled bath with electric wall mounted shower over. Tiled walls. Obscured window. Door to entrance hall.

### Outside

Communal garden.

### PROPERTY INFORMATION

Maintenance fee - Service Fee £140 per annum

EPC - D

Tenure - Leasehold

Council Tax Band - B (Cambridge)

Property Type - Top Floor

Apartment

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 45 SQM

Parking – Allocated Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Room Heaters, GAS

Broadband Connected - tbc

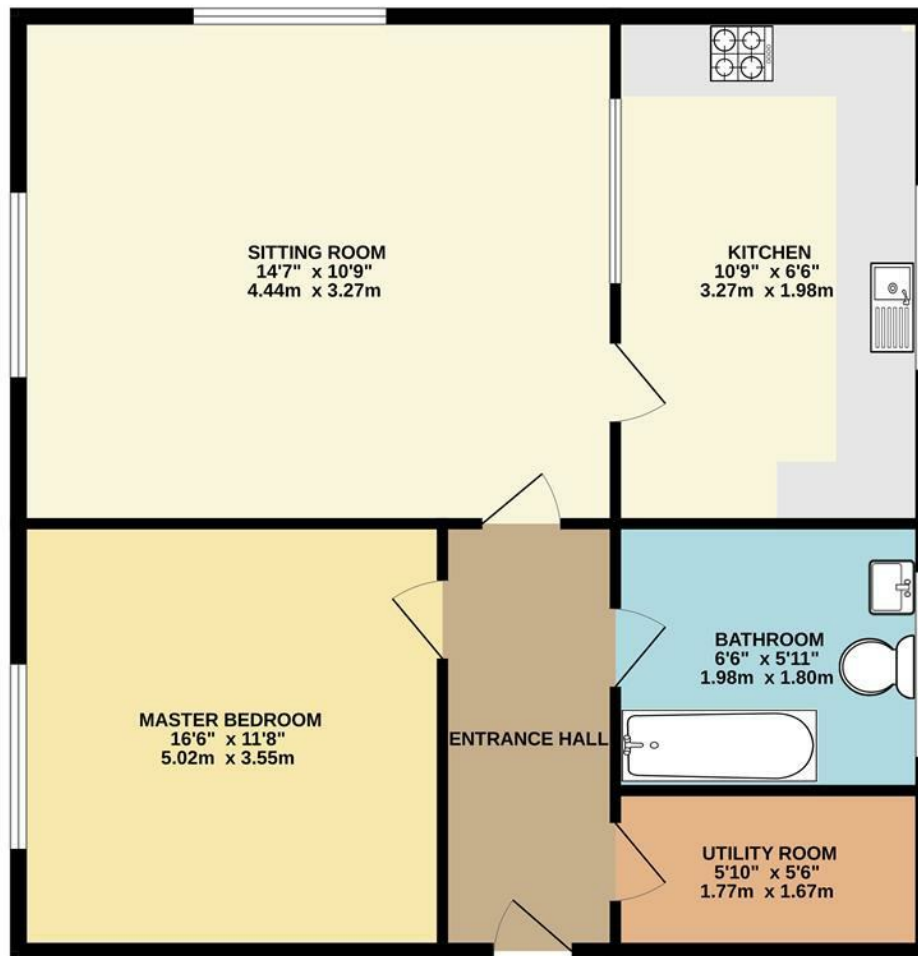
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

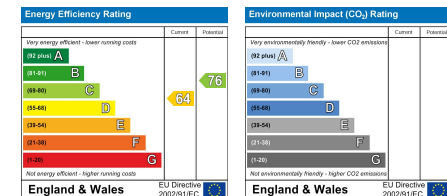
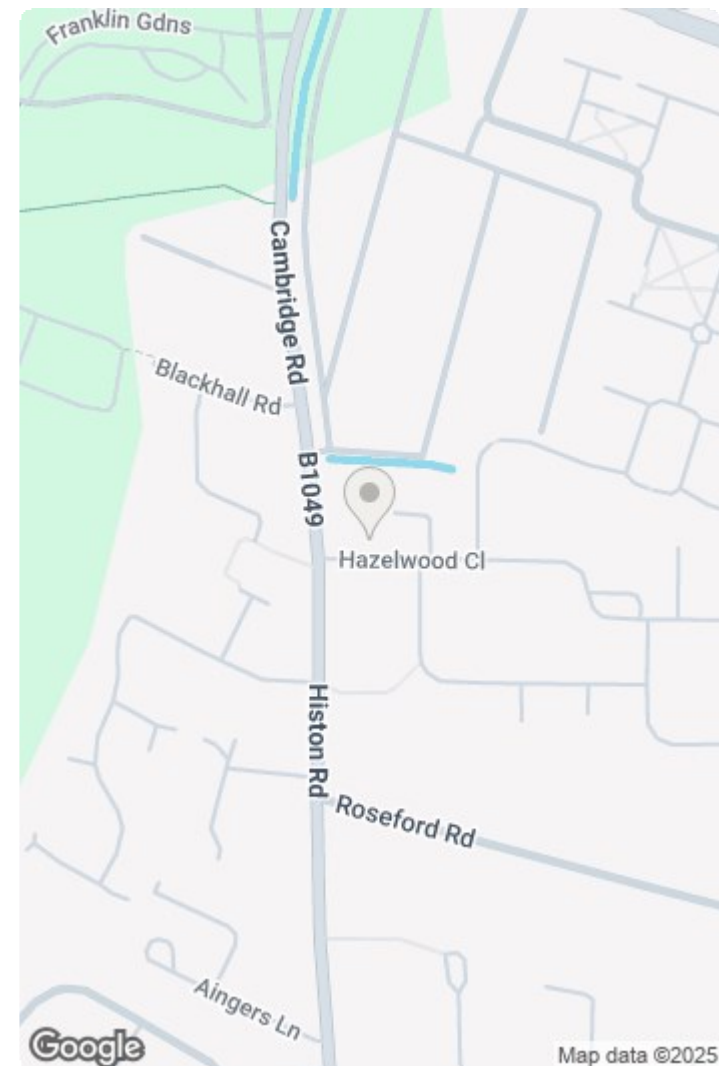
Rights of Way, Easements, Covenants – None that the vendor is aware of



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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