



Radcliffe & Rust
Residential sales & lettings

2 Prince William Ct, Cambridge CB4 3NL
Guide Price £250,000

2 Prince William Court, Victoria Road, Cambridge, CB4, forms part of a small group of maisonettes situated close to Huntingdon Road in the Castle Hill area of Cambridge, less than one mile north of the city centre. The property is very well suited for access to the centre as well as the A14, and Cambridge Business and Science Parks. Accommodation briefly comprises entrance porch, open plan living/Kitchen, bathroom and double bedroom. Externally there is an allocated parking space.

The property will prove very popular so an early viewing is advised.

Ground floor

Entrance hall

With solid wood entrance door to front aspect, coat hook rack, with door leading to:

Open plan living room and kitchen

4.95 x 4.27

With window to front aspect, storage cupboard and heater in the living/dining part of the room while the kitchen benefits from a matching range of wall and base units with worktop over, washing machine, electric oven with electric hob over, fridge/freezer, inset sink/drain unit. The kitchen area has tiled flooring and the living room has carpet.

Inner hallway

Bedroom

12'07" x 9'01" (3.84 x 2.77)

With window to rear aspect, built in storage cupboard, electric heater.

Bathroom

With obscured window to side aspect, fitted with a three piece suite comprising bath, vanity wash hand basin, low level W.C, radiator, tiled flooring.

Outside

With communal gardens to the front and an allocated parking space to rear.

Agent notes

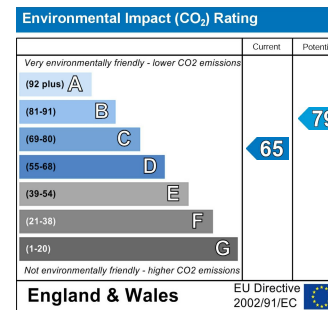
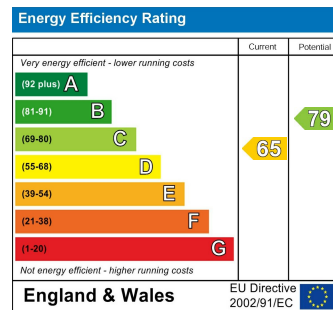
Management company for Prince William Ct:

Lease length: 999 years from 29th September 1982

Ground rent: £30.00 per annum

Service charge: £800.00 per annum

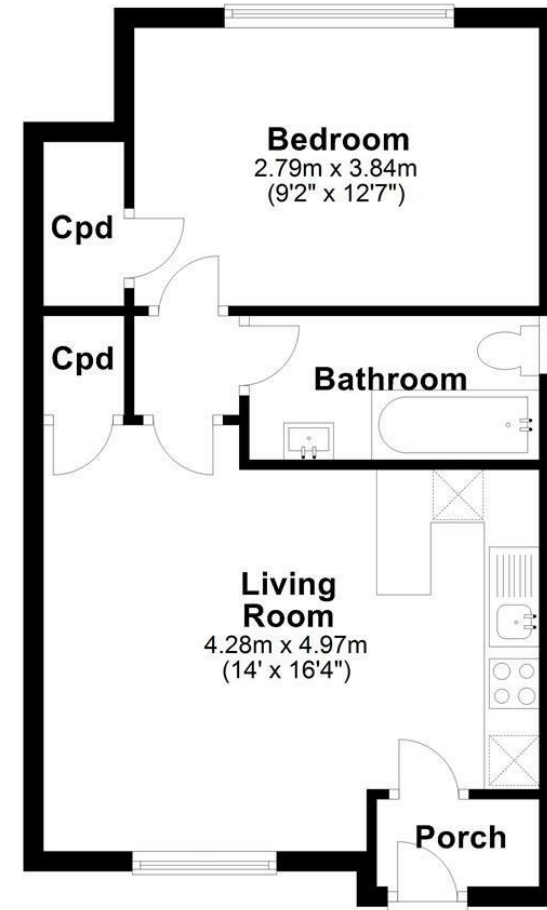
Council tax band: B





Floor Plan

Approx. 39.8 sq. metres (428.6 sq. feet)



Total area: approx. 39.8 sq. metres (428.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

