



Prince William Court, Victoria Road, Cambridge  
CB4 3NL

**Pocock+Shaw**

4 Prince William Court  
Victoria Road  
Cambridge  
Cambridgeshire  
CB4 3NL

A centrally located and upgraded one bedroom first floor maisonette with parking

- Recently refurbished throughout
- Share of freehold
- Lease 997 years remaining
- Private front entrance
- Open plan living room with fitted kitchen area (all appliances included)
- Double bedroom with built-in wardrobe
- Bathroom with bath and power shower over
- Loft space with retractable ladder
- Allocated parking space
- Bike store and drying area
- Communal grounds maintained by management company
- No upward chain

Guide Price £260,000



Prince William Court is a small group of maisonettes situated off Victoria Road in the Castle Hill area, less than one mile north of the city centre.

This first floor maisonette was comprehensively refurbished and upgraded in 2021, with a new electric boiler fitted in 2023.

The improvements include: new carpets throughout, a new fitted kitchen with appliances and an updated bathroom with new power shower. Note that all kitchen appliances (washer, tumble dryer, oven, refrigerator/freezer) are included, and are virtually unused.

The property has its own private entrance and an allocated parking space. There is a communal clothes drying area and bike store. The property enjoys a share of the freehold and an unexpired lease of 997 years.

Offered with no upward chain, the accommodation comprises;

**Ground Floor** Part glazed own front door to

**Private entrance lobby** with built-in cupboard, electric meter boxes, carpeted stairs to

## First Floor

**Landing** with loft access hatch (Cyclone Plus electric cylinder boiler located in the loft), doors to

**Living room** 16'4" x 13'0" (4.98 m x 3.97 m) with two windows to front, excellent range of fitted kitchen units with work surfaces and splashbacks, stainless steel sink and drainer with mixer taps, under-counter fridge/freezer, built in induction hob with extractor hood venting to outside, electric oven, integrated washing machine, and tumble dryer venting to outside. Ceiling mounted spotlight units, built-in storage cupboard with shelving.

**Bedroom** 13'3" x 8'10" (4.03 m x 2.68 m) with window to rear, deep wardrobe cupboard with hanging rail and shelving.

**Bathroom** with window to side, panelled bath with Mira electric shower and tiled surround, toilet, hand-basin with tiled splashback and large inset mirror, extractor fan, wall mounted Dimplex convector heater.

**Outside** Allocated parking space, communal areas with bike rack, bin storage, and clothes line.

**Services** Mains water, electricity and drainage.

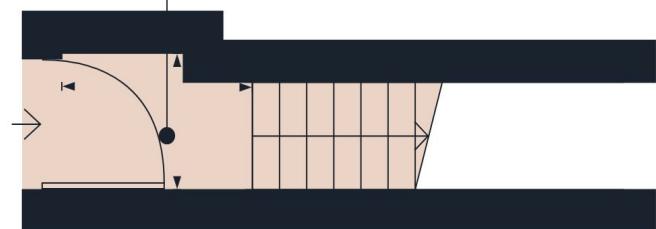
**Tenure** The property enjoys a share of the freehold, acquired in 2024 with a lease of 999 years. Therefore there is no ground rent. The property management fee is £800 per annum.

**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw

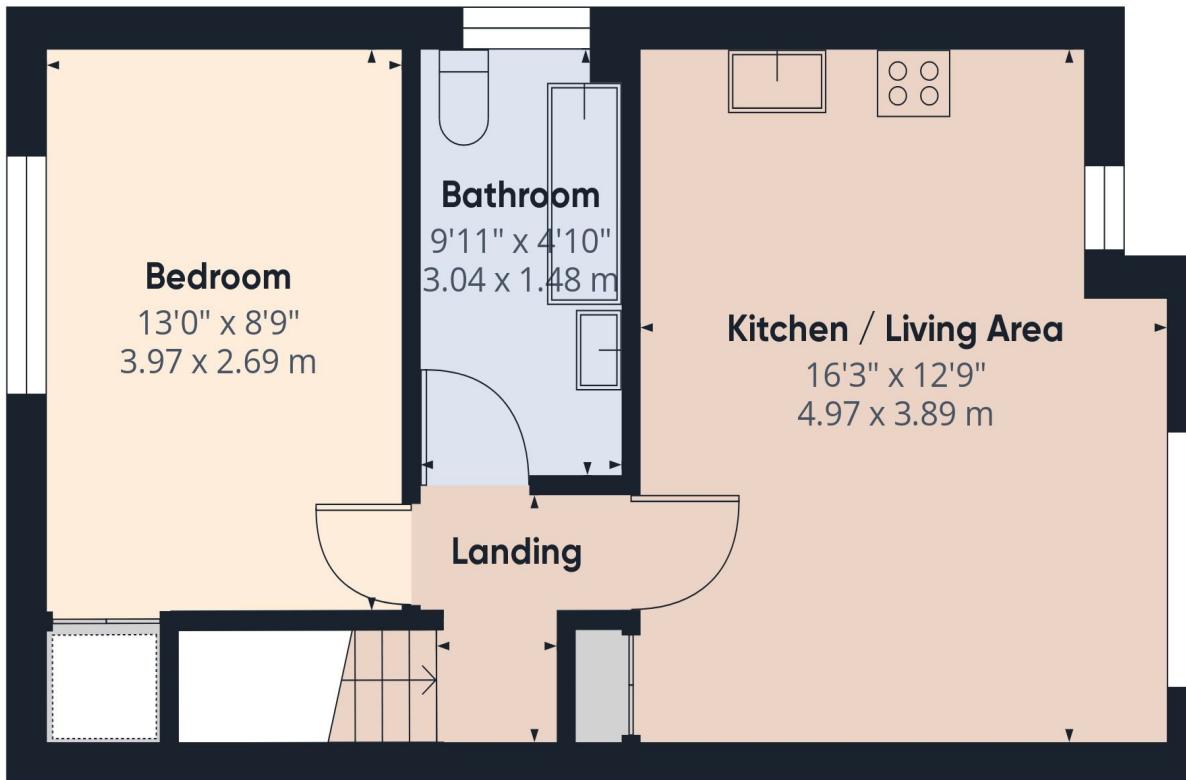


**Entrance Lobby**  
3'6" x 5'1"  
1.07 x 1.56 m



Approximate total area

429.91 ft<sup>2</sup>  
39.94 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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

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