



Gladeside, Cambridge
CB4 1EL

Pocock + Shaw

17 Gladeside
Cambridge
Cambridgeshire
CB4 1EL

A one bedroom second floor apartment situated just off Milton Road, well placed for access into the city centre, the Science Parks and Cambridge North railway station

- Second (top) floor apartment
- Open plan living room with Juliet balcony
- Good decorative order
- Fitted kitchen
- Bathroom
- Allocated parking
- Communal cycle and bin store
- First time buyer/ investment opportunity
- No upward chain

Guide Price £245,000



Gladeside forms part of a modern development to the north of the City, conveniently located off Milton Road within walking and cycling distance to the City Centre, Science/business Park and Cambridge North railway station.

This well-proportioned top floor apartment is in good decorative order throughout and comes with its own allocated off street parking space. The vendors are relocating and will be going into rented accommodation initially so the apartment is being offered with the advantage of no upward chain.

In detail, the accommodation comprises;

Entrance hallway

Living room 17'5" x 11'9" (5.32 m x 3.57 m) with upvc glazed door with full length glazed side panels to Juliet balcony, two radiators.

Fitted kitchen 9'8" x 6'5" (2.94 m x 1.95 m) with window to rear, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel four ring gas hob with stainless steel chimney extractor hood over, electric oven below, space for fridge/freezer, one and a quarter bowl stainless steel sink unit and drainer with mixer taps, cupboard housing the Potterton gas combination boiler, integrated Indesit washing machine.

Bedroom 10'3" x 12'7" (3.12 m x 3.83 m) with window to front, radiator, loft access hatch.

Bathroom () with window to rear, panelled bath with fully tiled surround, chrome shower unit and glass screen over, wash handbasin with tiled splashbacks and mirror fronted cabinet over, wc, shaver point, chrome heated towel rail, extractor fan, LVT flooring.

Services All mains services

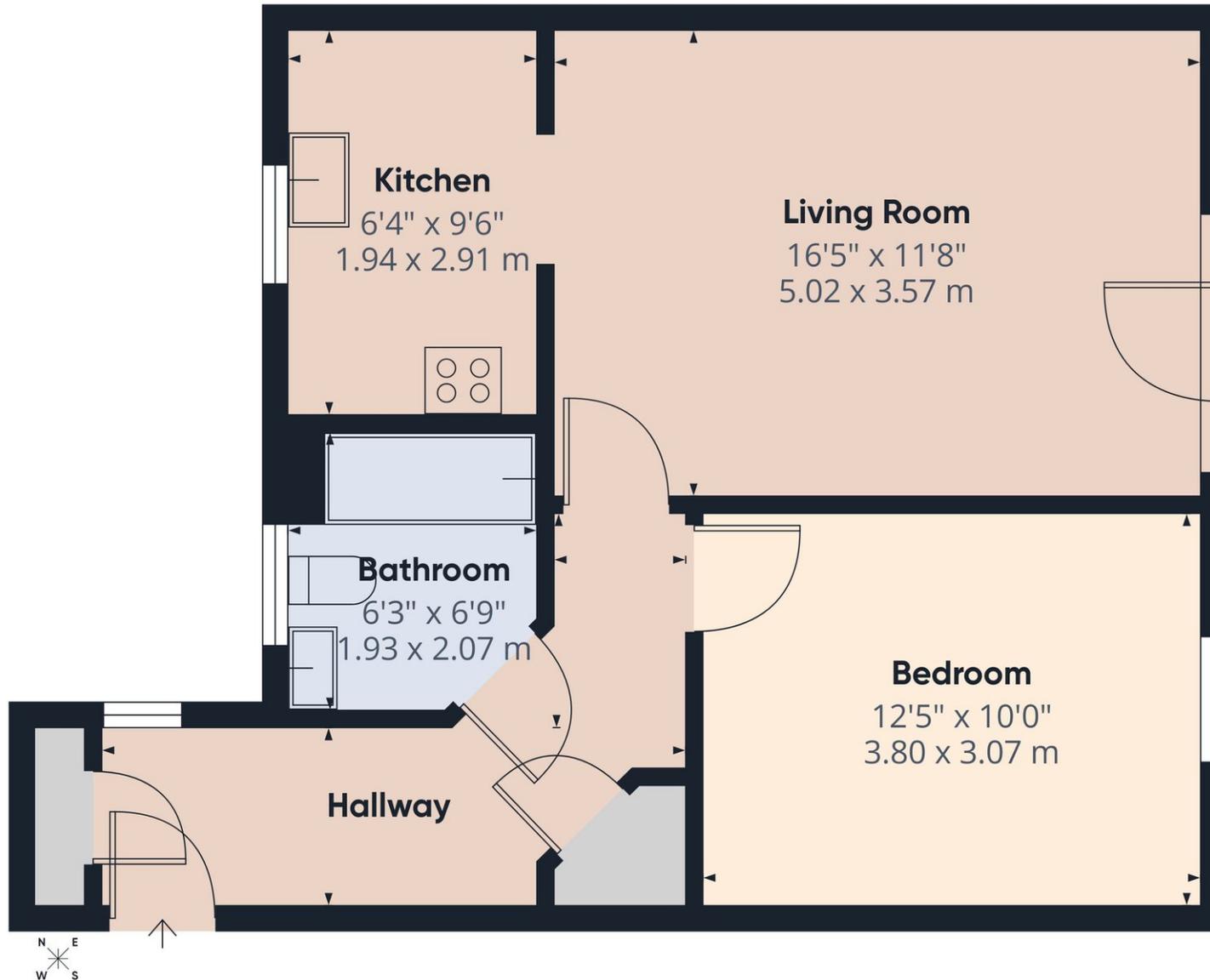
Tenure The property is leasehold - 125 years from 1st July 2008 (107 years remaining)
 Service charge: about £1,300 per annum
 Ground rent: £250 per annum

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



Approximate total area

520 ft²

48.3 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

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