



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

- Comprehensively improved and updated in 2021
- Share of Freehold acquired in 2024
- Loft space with retractable ladder
- Double bedroom with built in wardrobe
- Living room with newly fitted kitchen (2021) area
- Bathroom with bath and power shower over
- Parking space
- Bike store and drying area
- Communal grounds maintained by the management company
- No upward chain

Guide Price £260,000



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

This first floor maisonette has been comprehensively refurbished and upgraded (in 2021) with a new electric boiler also being fitted in 2023. The improvements include; new carpets throughout, a completely new kitchen with appliances (the appliances remain virtually unused to date), updated bathroom with new power shower. The property also enjoys a newly acquired share of the freehold and comes with its own allocated parking space, a clothes drying area and bike store. The existing portable electric panel heaters are possibly available under separate negotiation.

Offered with no upward chain, the accommodation comprises;

**Ground Floor** Part glazed front door to

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

**First Floor**

**Landing** with loft access hatch (new-style electric 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 wall and base units with roll top work surfaces and splashbacks, stainless steel sink unit and drainer with mixer taps, clothes dryer, under counter fridge/freezer, built in induction hob with extractor hood over, electric oven below, integrated washing machine ( all appliances are virtually unused), ceiling mounted spotlight units, built in shelved cupboard.

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

**Bathroom** with window to side, panelled bath with Mira (unused) electric shower over and tiled surround, WC, wash handbasin with tiled splashback and large inset

mirror over, 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.

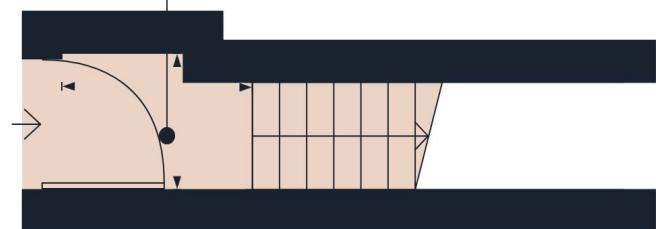
**Tenure** The property enjoys a share of the freehold - acquired in 2024. There is a long lease of 999 years from 2024 and a property management fee, currently £800 per annum.

**Council Tax** Band B

**Viewing** By Arrangement with Pocock + Shaw

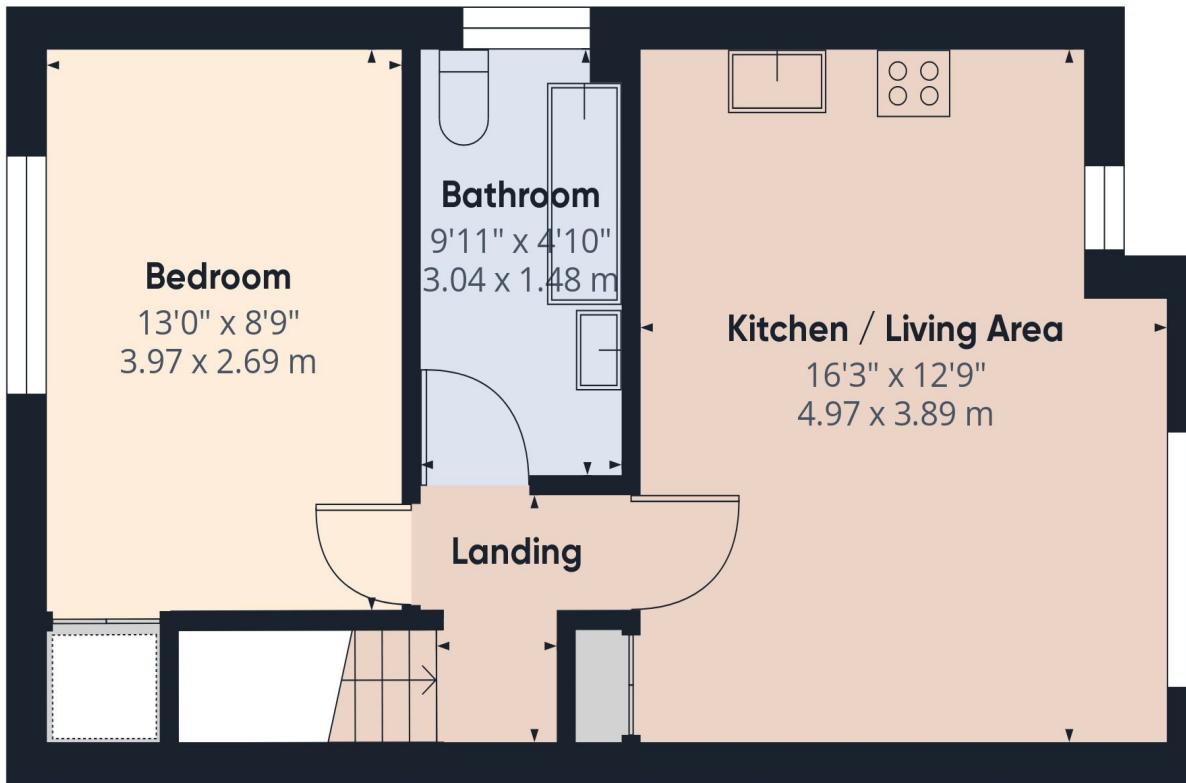


**Entrance Lobby**  
3'6" x 5'1"  
1.07 x 1.56 m



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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