

2 Pepys Court

Cambridge, CB4 1GF

Guide price £375,000

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- Two double bedrooms
- South facing balcony
- Parking
- Fabulous location and setting
- EPC rating B







A 900 sq ft, 2-bedroom, 2-bathroom duplex apartment with a balcony and secure parking, located just 250m from the river and a 7-minute ride to Cambridge North.

This well-presented, high-specification property has been carefully designed to create a spacious, interesting layout that offers the benefits of a house and the convenience of an apartment.

The entrance is private and leads to the open-plan living space, which includes full-height, south-facing windows and wood flooring. The kitchen area is well-appointed and includes base and eye-level storage, a breakfast bar, integrated fridge, freezer, dishwasher, gas hob, extractor and oven. The rear hallway has a personal door direct to the car park, and two built-in cupboards, one for storage, the other houses the boiler. A cloakroom and WC complete the ground floor.









Stairs from the hallway lead to the first floor, where there are two double bedrooms, both with fitted wardrobes; one has double doors to the balcony, the other has an en-suite shower room and WC. The family bathroom is a good size and has a shower over the bath. Both bathrooms have Villeroy and Boch sanitaryware, full wall and floor tiling, and towel rails.

The property has underfloor heating throughout and double glazing.

Outside, there are fantastic communal gardens at the front of the property, which include community gardening pods. There is a secure undercroft car park where there is an allocated space; there are also secure bike and bin stores.

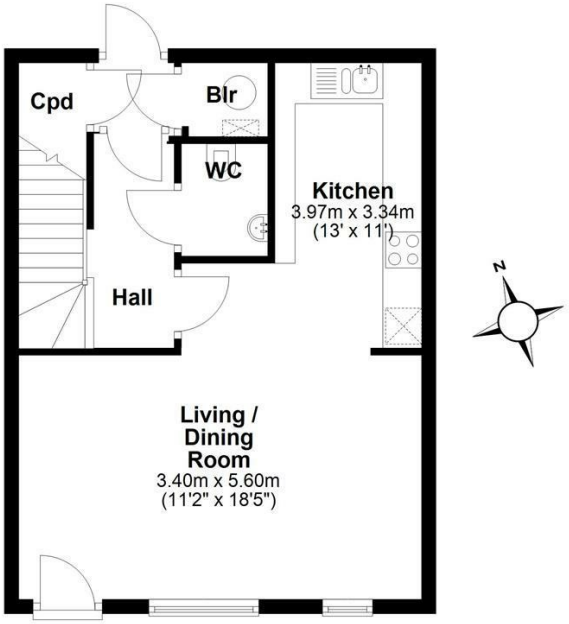




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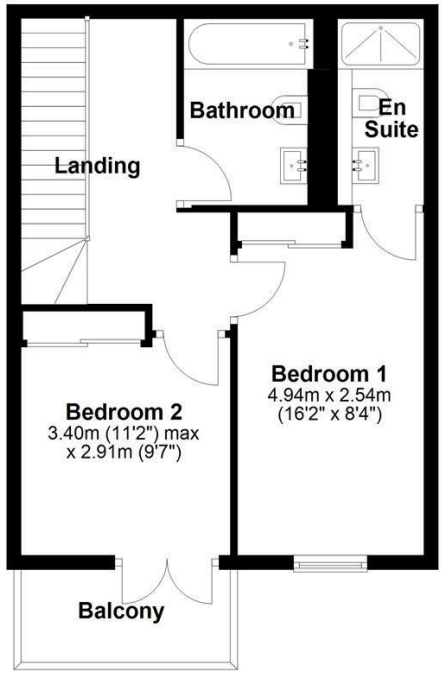
Ground Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



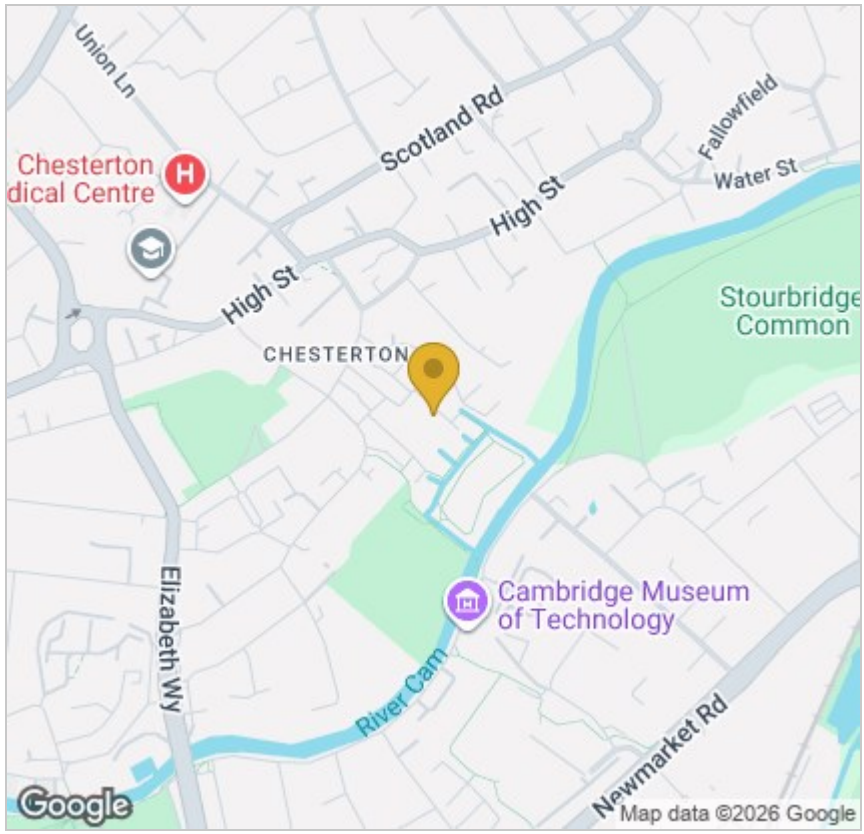
First Floor

Approx. 42.0 sq. metres (451.6 sq. feet)

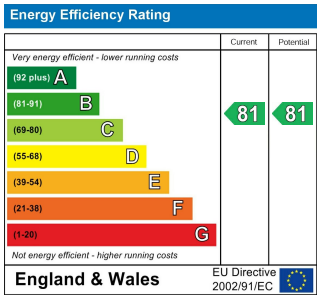


Total area: approx. 83.8 sq. metres (901.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold 105 years remaining, ground rent: £325.00 p.a, service charge: £2188.44 p.a.
Council tax band: D

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