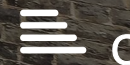




3 Eden Court Eden Street
Cambridge, CB1 1ES

Guide price £375,000 Share of Freehold



3 Eden Court Eden Street

Cambridge, CB1 1ES

- Duplex apartment
- EPC rating C
- Fantastic location

A duplex apartment of over 600 sq. ft, with a private entrance within an attractive Victorian conversion, and located in the heart of The Kite.

This ground and first-floor share of freehold property is in a particularly convenient location about a mile from the station, several of the city's parks and commons are within easy walking distance, and shopping, including Waitrose and Gails, is just around the corner.

Access via the side passageway or communal hall leads to the apartment. On the ground floor, there is a good-sized living room with wood flooring, the separate kitchen is well-appointed and includes an integrated dishwasher, induction hob, extractor and oven. The worktops are quartz, and there are attractive marble wall tiles.

A spiral staircase leads to the spacious first floor. The landing has an airing cupboard, and the bedroom is surprisingly large, with wooden flooring and two large fitted wardrobes. The shower





room has been refitted and includes a tiled cubicle, vanity basin, WC, and wall and floor tiling.

There is double glazing, and recently installed energy-efficient electric radiators, helping towards the EPC rating of C.

Outside, there are well-maintained communal gardens, brick built bin and bike stores. Resident permit parking is available on the street.

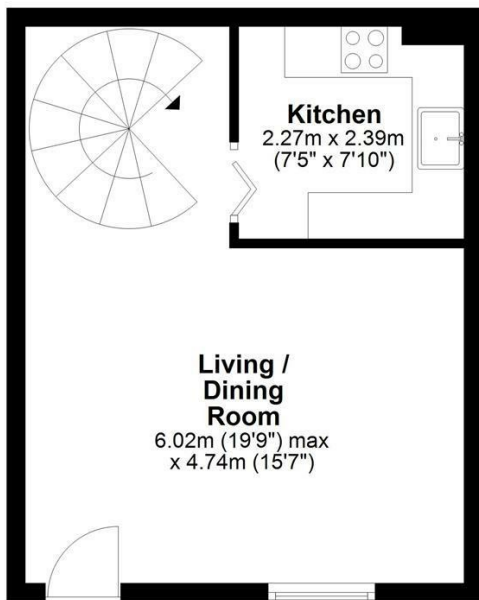
What3Words: ///merit.gates.spare





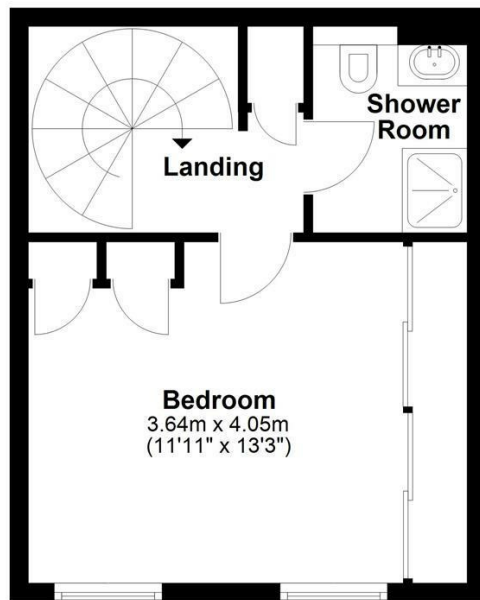
Ground Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



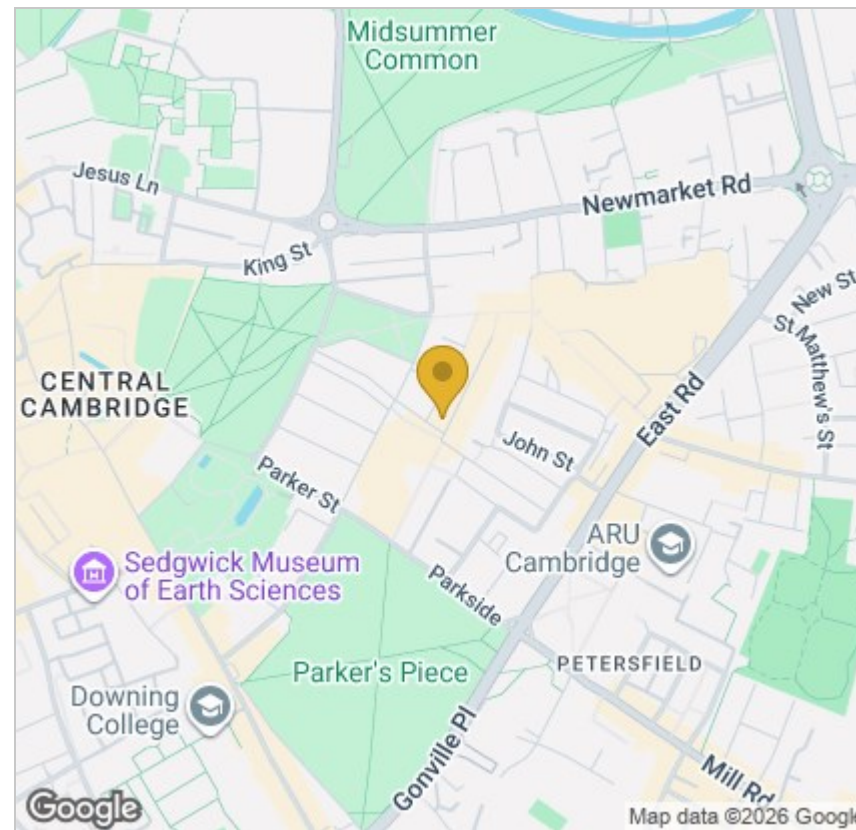
First Floor

Approx. 28.2 sq. metres (303.8 sq. feet)

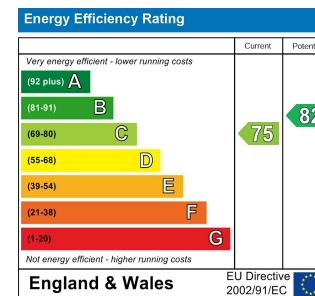


Total area: approx. 56.6 sq. metres (609.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure:
Leasehold - Share of Freehold, 999-year lease
Ground rent: £0
Service charge: £2798 p.a.
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.