



Beagle Court Telegraph Street, Cottenham
CB24 8RS

Pocock + Shaw

5 Beagle Court Telegraph Street
Cottenham
Cambridge
Cambridgeshire
CB24 8RS

A good size one bedroom top floor flat located in the centre of this popular and convenient village. Gas central heating. Easy access to the A14.

- Communal hall
- Reception hall
- Sitting room
- Kitchenette
- Double bedroom
- Gas radiator heating system
- Loft storage space
- Off road parking - allocated space

Offers in region of £150,000



A purpose built one bedroom second floor flat in the centre of Cottenham village, close to the various shops and amenities. With a lounge/fitted kitchenette, double bedroom and white bathroom suite. There is a large car park to the rear (with allocated space) and the flat is sold with the benefit of no upward chain.

Entrance door to:

Communal entrance hall Stairs rising to the first and second floors.

Hall way Single cupboard housing Ideal gas fired heating boiler, loft access hatch (providing excellent loft storage space). Light oak laminate flooring, door to:

Sitting room 13'4" x 11'9" (4.06 m x 3.58 m) Window to front. Radiator, continuation of light oak laminate flooring. Opening to:

Kitchen area 8'2" x 4'11" (2.50 m x 1.50 m) Fitted oak effect worksurface with inset single drainer stainless steel sink unit, single base unit, fitted four burner gas hob and matching single oven, canopy extractor above. Range of wall cupboards, and ceramic tiled splashback. Space and plumbing for washing machine.

Bedroom 11'8" x 9'10" (3.56 m x 3.00 m) Window to rear, Radiator.

Bathroom 6'3" x 5'3" (1.90 m x 1.60 m) White suite with counter set wash basin, double cupboard beneath, close coupled WC and bath with shower. Part ceramic tiled splashback, extractor fan.

Outside There is a large car parking area to the rear, with cycle store, bin store and drying area.

Tenure The property is Leasehold
 Ground rent : £286 p/a
 Service charge: £600 p/a
 Lease length : 125 years from 25th December 1986

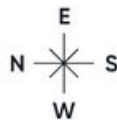
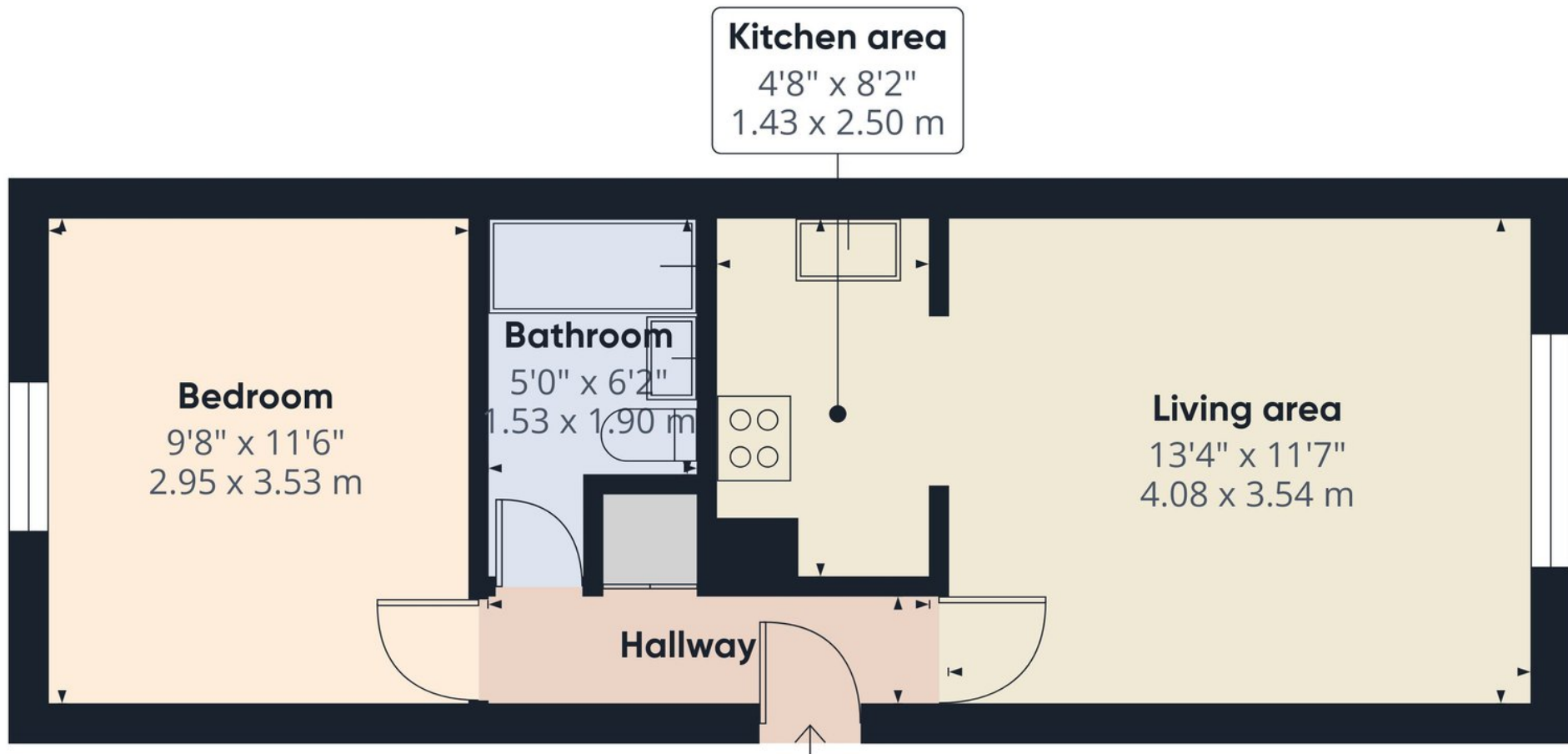
Services All mains services are connected

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Approximate total area

377 ft²

35 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

Pocock + Shaw