



104 EAGLE STREET, CAMBRIDGE, CAMBRIDGESHIRE, CB1 2GJ

Asking Price £460,000

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A smart two bedroom first floor apartment in a near central location close to the city and railway station. The property offers modern open plan living with a balcony over looking the front communal grounds.



#### Location

Eagle Place is located on the "Ironworks" development just off Mill Road before the railway bridge. Mill road runs from Parkers Piece to the Perne Road ring road and offers a tremendous range of cosmopolitan facilities and amenities. The railway station and city centre are both within easy reach thus making the area popular and convenient.

- First Floor Apartment
- Two Bedrooms
- Open Plan Kitchen/Living/Diner
- Balcony
- Master with En-Suite
- Parking Space
- Bathroom
- Popular Location

## Accommodation

There is a Communal Entrance Hall with stairs and lift to all levels accessed via a security entry system. This particular apartment is located on the first floor with accommodation comprising:- Entrance Hall with built in storage. Utility cupboard and doors to:- Open Plan Kitchen/Living/Diner with double glazed windows to front and side aspects. Glazed door leading out to the balcony. Inset spot lighting. A comprehensive Kitchen with a range of wall and base units with work surfaces over. Integrated appliances including oven, dishwasher, microwave, ceramic hob and fridge/freezer. One and a half bowl stainless steel sink unit. Under floor heating. Balcony with views over the front landscaped communal areas. Bedroom 1 is a generous double with double glazed window to rear aspect. Access out to a small rear balcony area. Built in wardrobes. Door to:- En-Suite Shower comprising of a close coupled W.C. Wall mounted wash hand basin. Shower cubicle. Heated towel rail. Bedroom 2 is another double with double glazed window to rear aspect and access out to the rear balcony. Bathroom comprising of a close coupled W.C. Vanity wash hand basin. Panelled bath with shower over. Opaque double glazed window to rear aspect. Heated towel rail. Inset spot lighting.

## Outside

There are communal gardens and parking space.

## Agents Notes

Tenure:- Leasehold with 235 years remaining with service costs of £1635.88 every six months.

Services:- Mains Water. Mains Electric.

Local Authority:- Cambridge City Council. Council Tax Band "D"

EPC "B"



### Cambridge

104 Cherry Hinton Road  
Cambridge CB1 7AJ  
01223 214400

### Histon

19 High Street, Histon  
Cambridge CB24 9JD  
01223 235111

### Willingham

Stocks Corner, High Street  
Willingham, Cambs CB24 5ES  
01954 260952

### Newmarket

16a High Street  
Newmarket, Suffolk CB8 8LB  
01638 660303

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FIRST FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.  
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