



104 EAGLE STREET, CAMBRIDGE, CAMBRIDGESHIRE, CB1 2GJ

Asking Price £450,000

[TYLERS.NET](https://www.tylers.net)

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.



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 Double Bedrooms
- Master Bedroom with Ensuite
- Open Plan Living/Kitchen/Dining Room
- Under Floor Heating

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"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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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