



Sleaford Street, Cambridge, Cambridgeshire
CB1 2PU

Pocock+Shaw

112 Sleaford Street
Cambridge
Cambridgeshire
CB1 2NS

A two bedroom end terrace maisonette arranged over two floors with views over an attractive communal green area in this highly convenient and sought after near central city location.

- End terrace two double bedroom maisonette
- Views to communal green area
- Approx. 5 minute cycle/20 minute walk to Cambridge train station
- Tucked away but near - central location
- Living room with balcony
- Fitted kitchen
- Newly fitted shower room
- New gas boiler
- Warm air heating
- Share of freehold
- Allocated parking

Guide Price £315,000



Sleaford Street is off Sturton Street and is a very popular and convenient location providing easy access to Mill Road the city centre.

This two bedroom end terrace maisonette is arranged over two levels (first and second floors) with a ground floor entrance and enjoys a particularly good location within the development with views over the adjacent green area.

The property has recently been updated with a new shower room (January 2025) and a new gas boiler in August 2025. There is a spacious living room with access to a small balcony , a separate fitted kitchen and two double bedrooms on the top floor. There are well maintained communal gardens, bike racks and an allocated parking space.

In detail the accommodation comprises;

Ground Floor with part glazed front door to

Entrance lobby with inset brush mat, coat hooks and staircase to first floor hallway.

Hallway with secondary glazed window to front with views to green area, built in airing cupboard with shelving, stairs to first floor, doors to

Kitchen 7'5" x 7'9" (2.27 m x 2.36 m) with window to front overlooking grassed area, good range of fitted wall and base units with work surfaces and tiled splashbacks, gas cooker, space for fridge/freezer, space for washing machine, wall mounted Vaillant gas combination boiler, one and a quarter bowl sink unit and drainer with mixer taps.

Shower room with window to side, large walk in shower cubicle with fully tiled surround, folding glass screen and dual head chrome shower unit, wc, vanity handbasin unit, mirror with built in strip lighting and shaver point, ceramic tiled flooring.

Sitting/dining room 14'8" x 13'8" (4.48 m x 4.17 m) with secondary glazed window to rear, glazed door to small balcony area with brick and wrought iron detailing, bookshelves to part of one wall.

Second Floor

Landing area with doors to

Bedroom 2 13'8" x 9'9" (4.16 m x 2.98 m) with secondary glazed window to rear.

Bedroom 1 11'5" x 10'5" (3.48 m x 3.17 m) with secondary glazed window to front with views to green area, mirror fronted fitted wardrobe to part of one wall, loft access hatch.

Outside Allocated parking space and use of private communal green area adjacent to maisonettes.

Services All mains services.

Tenure The maisonette is leasehold with an unexpired lease term of 88 years and benefits from a share of freehold - enjoying a 1/44th share in the Freehold company York Place 1 Residents Company Ltd.

There is no ground rent payable and the current service charge is £856.92 per 6 months (£1714pa).

Council Tax Band C

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	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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

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