



Glenoven Court, Searle Street, Cambridge
CB4 3DW

Pocock + Shaw

4 Glenoven Court
Searle Street
Cambridge
Cambridgeshire
CB4 3DW

A modern split level maisonette situated in a smart purpose built block in a convenient central location, offering easy access to the City Centre, Jesus Green, Alexandra Gardens and the River and is offered with no onward chain and allocated parking space.

- Double height living room
- Refitted Kitchen & Bathroom
- Galleried Bedroom
- Electric heating
- Allocated parking space
- Secure bicycle store
- Near central location
- Between River Cam and Victoria Road

Offers Around £295,000



Glenoven Court is located just to the north of the river and Jesus Green in this highly regarded and accessible area for the city. It is well located for open green spaces including Alexandra Gardens and Jesus Green and is a short walk to the historic city centre. There are excellent local amenities in the immediate area along Chesterton Road and Mitchams Corner.

Stairs to first floor communal landing With glazed door to:

Open-plan Living/Dining Room With feature spiral staircase to first floor with window to front, wood laminate flooring, double height vaulted ceiling with two inset velux roof lights, further double glazed window to rear, archway to kitchen.

Kitchen With range of gloss fronted wall and base units, work tops with inset sink with mixer tap, electric hob with oven under, stainless steel splashback, further tiled splashbacks, space for fridge freezer, plumbing for washing machine.

Upstairs With two velux roof windows to rear, further window to rear, wood laminate flooring, balcony overlooking living room.

Bathroom With wash handbasin with mixer tap, low level WC, bath with fitted screen and tiled surround, wall mounted shower and controls, cupboard containing hot water cylinder, wall mounted heater and storage heater.

Outside Allocated parking space.

Services Mains water, electricity and drainage.

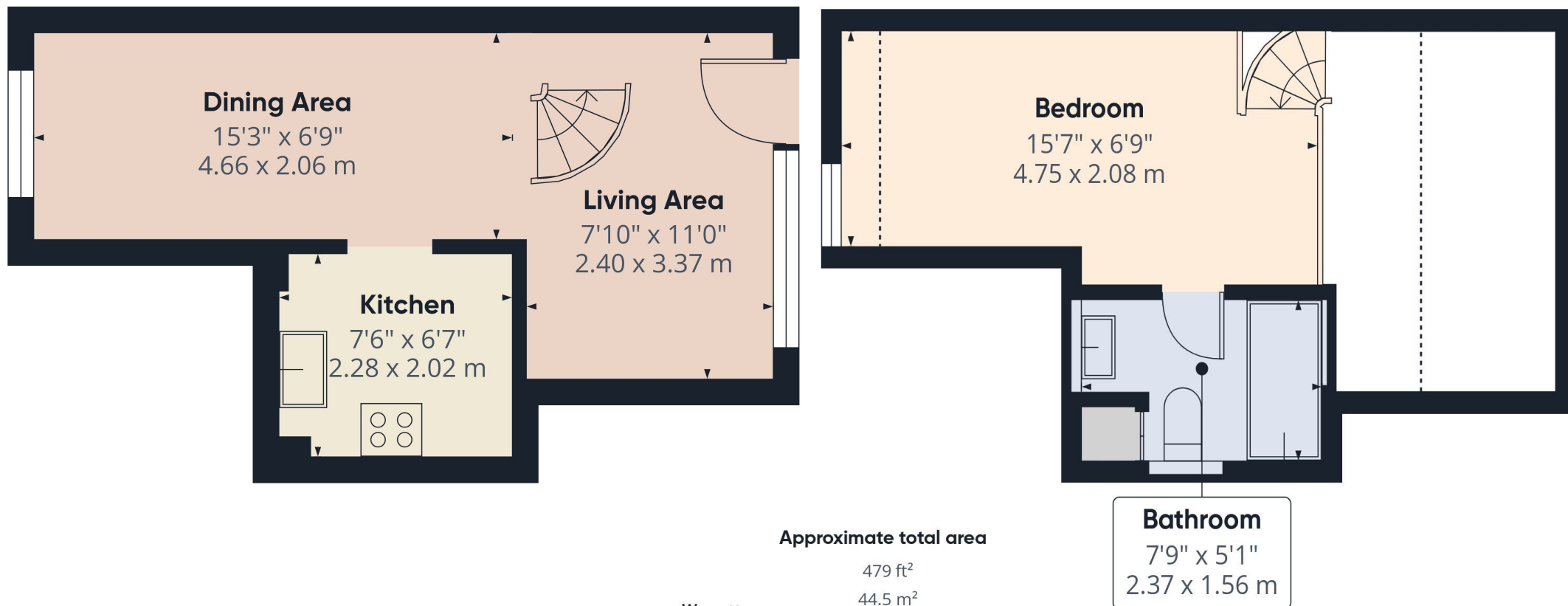
Tenure Share of freehold
125 years from 25th March 1990.
Freehold management, Glenoven Court Management Ltd.
Encore management company.
Service charge: £1757.50 per annum

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			



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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