



Flat 3, Epworth Court, King Street, Cambridge  
CB1 1LR

**Pocock + Shaw**

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King Street  
Cambridge  
Cambridgeshire  
CB1 1LR

A comprehensively improved and upgraded ground floor apartment overlooking Christ's Pieces in this prestigious scheme of retirement apartments in the heart of the city, for persons of 60 years of age and over.

- Prime position within the scheme
- Comprehensively upgraded and improved internally
- Southerly facing living room with direct access to the landscaped communal gardens
- Double bedroom with fitted wardrobes
- Re-fitted shower room with quality fittings
- Excellent communal facilities
- Residents' lounge and meeting room & laundry
- Residents' conservatory & garden
- Parking area

Guide Price £290,000



Epworth Court is a prestigious development of retirement apartments situated off King Street and adjoining Christ's Pieces right in the heart of Cambridge and close to all the facilities the city centre has to offer. The scheme contains exceptionally well-appointed apartments together with excellent communal facilities including a sun/garden room, residents' lounge with kitchen, a first-floor balcony overlooking Christ's Pieces, a second-floor meeting room/lounge and covered balcony, laundry, hairdressers, communal gardens and a residents' parking area. A lift provides access to the upper floors.

This rather special apartment is situated on the ground floor and enjoys a particularly good position within the development having a south facing outlook with direct access onto the landscaped gardens and Christ's Pieces. The apartment has been subject to a comprehensive programme of improvement under the current vendors ownership with the emphasis on quality throughout. Work/upgrades include; new Dimplex Quantum storage heaters, two Ecoso Tuc smart electric heaters, a full shower room re-fit, the new carpets and curtains (John Lewis) will remain. There is good security with an entry-phone system at the main door, a house manager is on hand and help alarms are fitted throughout the apartment and linked to a 24 hour emergency monitoring station.

The apartment needs to be viewed to be fully appreciated and in detail, the accommodation comprises;

**Ground Floor** with private front door to

**Entrance hallway** with built in cupboard with electric meter, shelving and coat hooks, further built in airing cupboard with slatted wood shelving and Heatrae Sadia megaflow hot water cylinder, wall mounted Dimplex Quantum storage heater.

**Sitting/ Dining room** 10'6" x 14'8" (3.21 m x 4.47 m) bay with glazed side panel and double doors to communal garden area, two wall mounted electric panel heaters, wall light points, lights on dimmer controls, glazed doors to

**Fitted kitchen** 7'10" x 7'9" (2.40 m x 2.35 m) with good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, four ring electric hob with extractor hood over, Whirlpool electric oven, stainless steel sink unit and drainer with mixer taps, washing machine, fridge/freezer (new in 2025) under unit lighting, ceiling mounted spotlight units, vinyl flooring.

**Bedroom** 12'11" x 9'2" (3.93 m x 2.79 m) with window to rear with views to communal gardens, wall mounted Dimplex Quantum electric storage heater, double doors to built in wardrobe cupboard with clothes hanging rail and shelving.

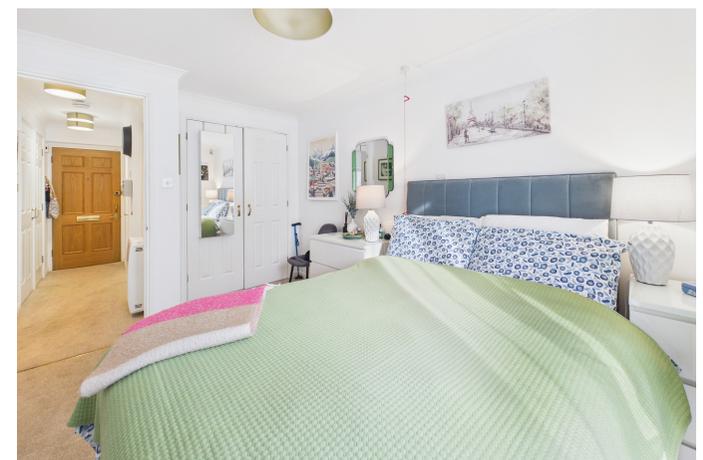
**Shower room** with large walk in shower cubicle with glass screen, fully tiled surround and chrome shower unit, part tiled walls, vanity wash handbasin with tiled recessed shelf to side and cupboard below, wall mounted mirror with built in feature lighting, shaver point, chrome heated towel rail, wc with recessed cistern and recessed shelf over, extractor fan, ceramic tiled flooring.

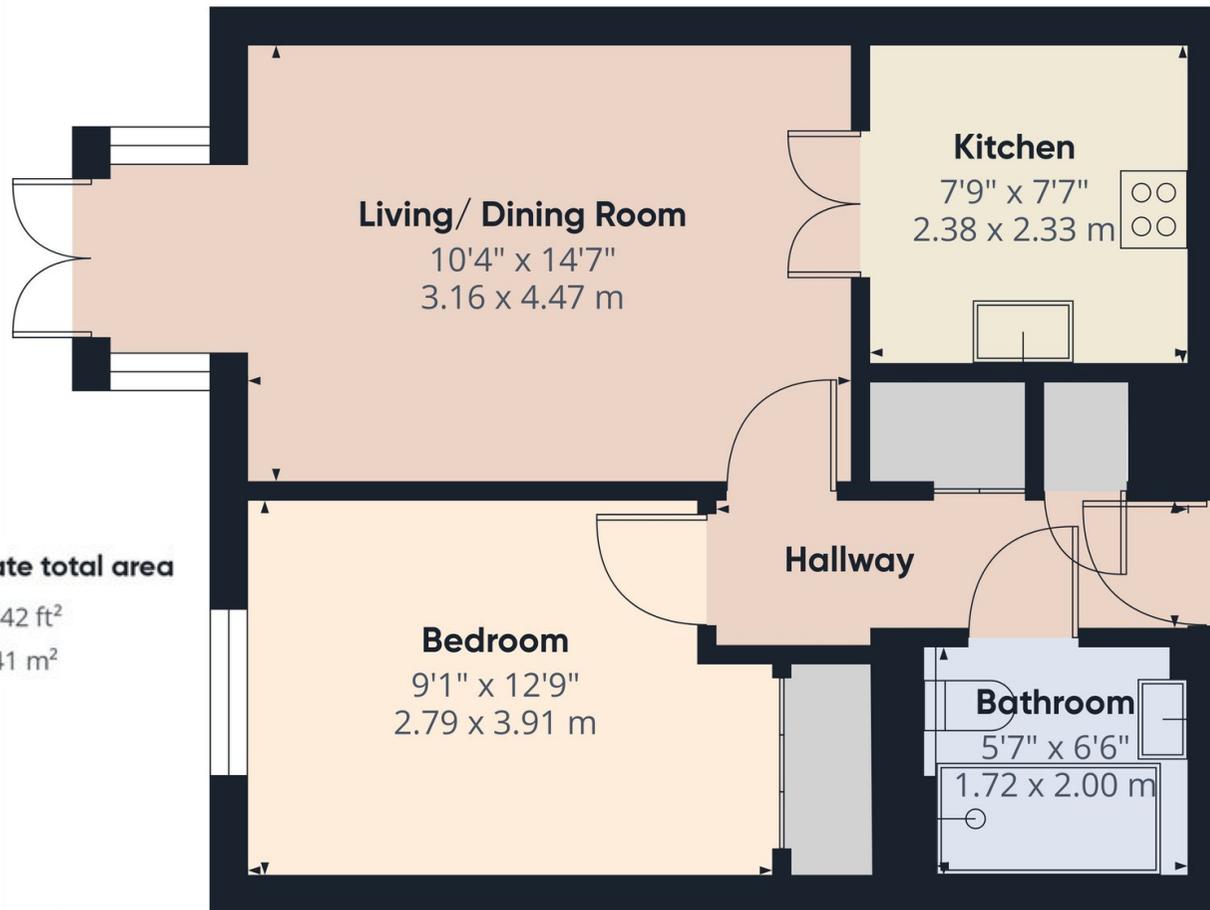
**Services** Mains water, electricity and drainage.

**Tenure** The property is held on the residue of a 150 year lease from 1988 with a ground rent of £310 per annum. There is a service charge to include upkeep of the common areas, cost of the manager, buildings insurance, water/service charges etc and this is understood to currently be in the region of £4000 per annum.

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw





Approximate total area

442 ft<sup>2</sup>  
41 m<sup>2</sup>



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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