



Poynters Lodge, Chesterton Road, Cambridge
CB4 1JB

Pocock + Shaw

7 Poynters Lodge Chesterton Road
Cambridge
Cambridgeshire
CB4 1JB

A first floor apartment located on Chesterton Road, just at the top of De Freville Avenue. Conveniently located for access into the city and Science Park

- 1 Bedroom apartment
- Modern development
- Entrance phone system
- Good access to City Centre
- De Freville Area
- Allocated parking space
- Off peak 7 electric heating and instant hot water on demand
- Long lease (960 years remaining)
- No upward chain

Guide Price £259,950



Chesterton Road is within a much sought after residential area of the city and provides good access to the city centre, A14/M11, as well as the Cambridge North railway station and Science Park. It is also close to shops and restaurants, and within walking distance to the river and city centre.

This well presented one bedroom apartment is at the rear of the development and is offered with no upward chain, a share of the freehold and off peak 7 electric heating, as well as instant hot water on demand, supplied by an efficient boiler. In detail, the accommodation comprises;

Communal Entrance Hallway with security entrance phone system, private front door to

Entrance Hall with electric storage heater, built-in cupboard

Living room 15'8" x 9'11" (4.77 m x 3.03 m) with window to rear, storage heater, opening onto the

Kitchen 9'9" x 5'3" (2.98 m x 1.60 m) good range of fitted wall and base units, worksurfaces with tiled splash backs, space for fridge/freezer, Indesit washing machine, four ring electric hob with extractor hood over and Indesit electric oven below, stainless steel sink unit and drainer, timber strip wood flooring.

Bedroom 10'8" x 8'0" (3.25 m x 2.45 m) with window to rear, electric panel heater

Bathroom Panelled bath with fully tiled surround, Triton Madrid II electric shower unit, vanity wash handbasin with glass shelf and shaver point over, extractor fan, ceramic tiled flooring

Outside Communal car park to rear (one allocated parking space with apartment) The is also a secure bicycle storage area in the car park area.

Services Mains water and electric

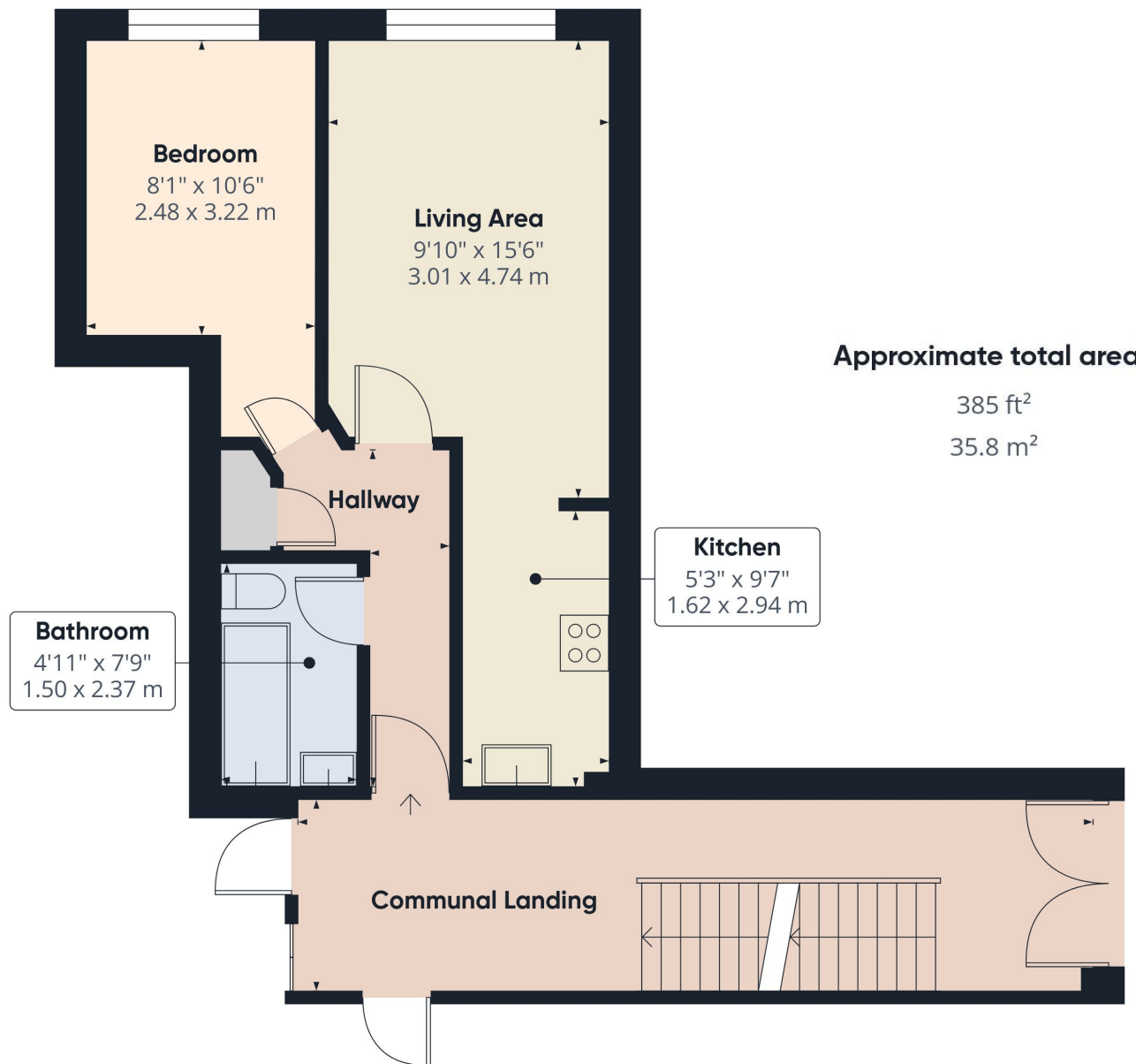
Tenure The property is Leasehold (999 years from and including 24 June 1987) with share of freehold. No ground rent payable

Service charge is £1500 per year with two 6 monthly payments of £750 (water bill included in service charge)

Council Tax Band B

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	80	86
(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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