

GRAY TOYNBEE

# 16 Pepys Court

Cambridge, CB4 1GF

**Guide price £280,000**

1 1 1 B

# 16 Pepys Court

Cambridge, CB4 1GF

- No onward chain
- Allocated parking
- Excellent location
- Private balcony

A well-presented first-floor, one-bedroom apartment in a popular riverside development, offered with no onward chain and benefiting from allocated underground parking, underfloor heating, and a private balcony.

Extending to approximately 542.7 sq ft, the property is accessed via a secure communal entrance with an intercom entry system. The welcoming hallway features two generous storage cupboards, one of which houses the heating system.

The hallway leads into the bright and spacious open-plan kitchen, living and dining area. The contemporary kitchen is fitted with stylish wood-effect units and a range of integrated appliances, including a dishwasher, tall fridge freezer, gas hob and electric oven. The versatile living space enjoys plenty of natural light, with patio doors opening directly onto a private balcony overlooking the well-maintained communal gardens.

The bedroom is a well-proportioned double, finished with















carpeting and benefiting from the same pleasant aspect as the living area, creating a bright and airy feel throughout.

The bathroom has been tastefully refurbished to a modern standard and comprises a panelled bath with shower over, WC, heated towel rail, recessed mirror with shelving, and attractive textured tiling that provides a contemporary finish.

The development is just a stone's throw from the River Cam, offering a peaceful residential setting whilst remaining within easy walking distance of the riverside, Chesterton's local amenities and Cambridge city centre. The property also benefits from an allocated parking space within the secure underground car park.

///minute.hush.lance





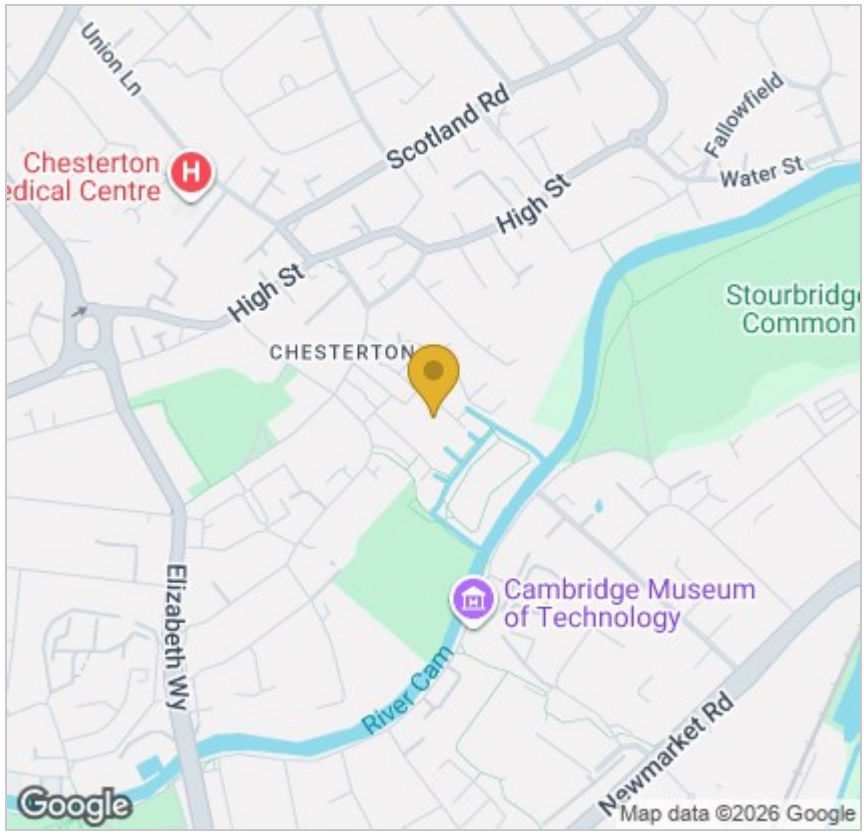
GRAY TOYNBEE

# Floor Plan

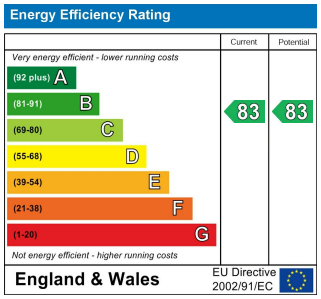
Approx. 50.4 sq. metres (542.7 sq. feet)
(excluding Balcony)




Total area: approx. 50.4 sq. metres (542.7 sq. feet)




## Energy Efficiency Graph




Tenure: Leasehold - 105 years remaining
Service charge: £2,241 per year
Ground rent: £275 per year

Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com