



71 sqm / 769 sqft

Allocated parking space

65 sqm / 699 sqft Terrace

2006

First floor apartment

EPC - B / 82

2 bed, 1 recep, 2 bath

Council tax band - D

Pepys Court

A superb two bedroom first floor apartment with large private terrace in-excess of 65sqm located within this high specification development tucked away in a quiet location adjacent to the River Cam, Cambridge North Railway station and Science Park.



Guide Price
£415,000



The property briefly comprises; Secure communal entrance hall, entrance hall with video entry system, storage cupboard housing pressurised hot water cylinder, there is an additional storage/cloak cupboard again offering excellent storage and housing the wall mounted gas boiler. Oak laminate flooring.

The open plan living/dining/kitchen space is flooded with natural light and has French doors providing access to the private terrace, Oak laminate flooring and ceramic tiles to the kitchen area, the kitchen is fully fitted with a range of units and ample work surfaces, integrated appliances.

Two good sized double bedrooms, the master benefiting from an en-suite shower room fitted with a three piece modern suite, the family bathroom completes the internal accommodation again with a modern white three piece suite.

Outside there is a fantastic terrace ideal for entertaining family and friends, during the warmer months this space could be transformed and provide nearly double the usable internal space of the property.

There is secure allocated parking, cycle and bin stores.

Leasehold details: 125 years from 1st May 2006, Service Charge £1,600pa; Ground Rent £325pa



Internal:
71sqm / 769sqft

External:
65sqm / 699sqft



Total area:
Approx. 71 sq m
(769 sq ft)



Pepys Court is a thoughtfully designed development situated in a tucked away position near the River Cam in Chesterton; a former village that has been brought into the City and has a bustling community.

There are an excellent range of local facilities and amenities including a Post Office, medical centre, two churches and a number of public houses, takeaways and restaurants.

You can walk or cycle alongside the river to the City or to various nearby green spaces including Midsummer Common, Stourbridge Common and Logan's Meadow nature reserve. A cycle path and bridge over the river give easy access to retail parks on Newmarket Rd and Coldhams Lane and into the city centre making the location of this superb apartment ideal for those wishing to enjoy all that Cambridge has to offer.

There are a number of nearby schools including Milton Road Primary as well as a children's nursery. Cambridge City Centre is just over a mile away with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

Pepys Court is equidistant from both Cambridge and Cambridge North Railway Stations which provide direct links to London and the rest of the country.

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