



52 sqm / 559 sqft

Allocated parking space

45 sqm / 492 sqft roof  
terrace

2006

First floor apartment

EPC - B / 83

1 bed, 1 recep, 1 bath

Council tax band - C

Pepys Court

A superb first floor apartment with one double bedroom, 52 sqm / 559 sqft of internal accommodation and a large roof terrace 45 sqm / 492 sqft almost doubling the usable space in the spring and summer months. Available with no onward chain.



Guide Price  
£350,000



The accommodation briefly comprises; secure communal entrance hall, entrance hall with laminate wood flooring, large storage cupboard with fitted shelving and the wall mounted gas boiler serving the hot water and under floor heating.

Open plan living/dining/kitchen area with French doors to the roof terrace. The kitchen is comprehensively fitted with a range of units with ample work surfaces and Smeg integrated appliances.

There are good sized double bedrooms with views of the roof terrace and a fitted range of wardrobes, bathroom with a modern white three-piece suite with shower over the bath and chrome heated towel rail.

Outside, there is an enclosed paved roof terrace with an array of freestanding planters with various plants and shrubs, an allocated parking space, communal cycle and bins stores.

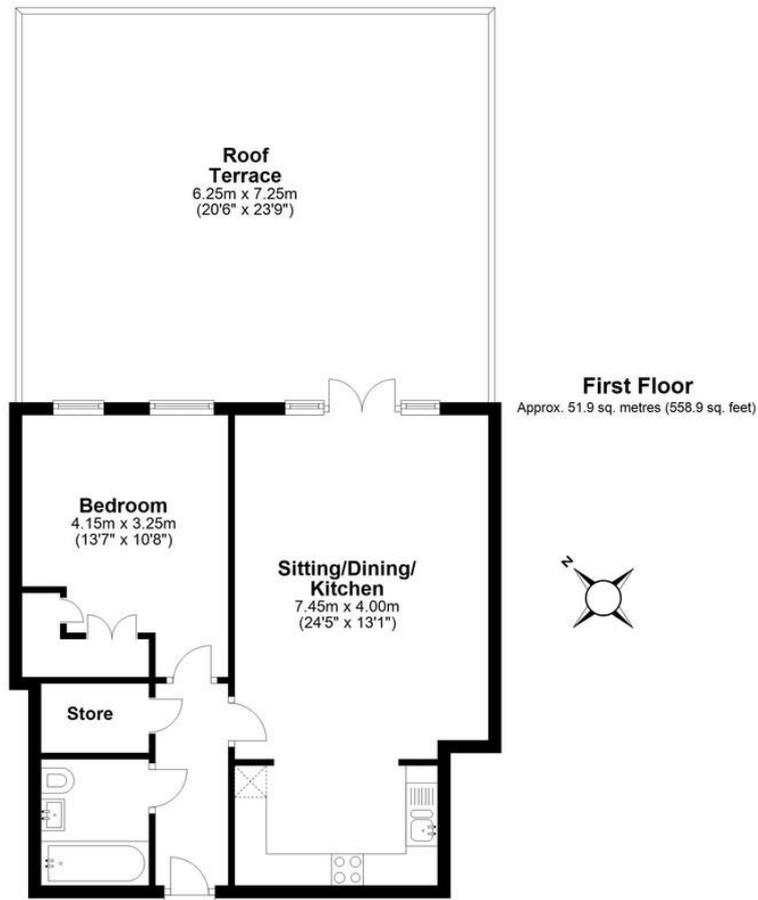
Leasehold details: to be confirmed by the vendor - 125 years from 1st May 2006, Service Charge £1538.17pa; Ground Rent £325pa (tbc)

The property has been previously rented out and achieved a rental income of £1,250pcm.



Ground Floor:  
52 sqm / 559 sqft

Roof Terrace:  
45 sqm / 492 sqft



Total area: approx. 51.9 sq. metres (558.9 sq. feet)

Drawings are for guidance only. [www.beachenergy.co.uk](http://www.beachenergy.co.uk)  
Plan produced using PlanUp.



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 Road and Coldham's 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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