Beaulands Close, Cambridge
CB4 1JA

Pocock + Shaw

49 Beaulands Close
Cambridge
Cambridgeshire
CB4 1JA

A well presented first floor apartment with balcony located next to the River in the favoured De Freville Avenue area of the city. The property features a refitted kitchen and bathroom along with a parking space and no onward chain

- Near central location
- Close to the River and Midsummer Common
- Views over the communal gardens and the river
- Double bedroom
- Balcony
- Spacious Living/ Dining room
- Underfloor Electric heating with room thermostats
- Secure parking with gated entry to development
- Offered with no onward chain

Guide Price £298,000

Beaulands Close is a sought after private development adjacent to the River Cam at the end of De Freville Avenue, offering easy access to Midsummer Common, Jesus green and the city centre.

This recently redecorated first floor apartment offers light filled accommodation with views towards the river and well tended communal gardens. The property is offered with no onward chain and benefits from secure car parking. The vendor would consider selling the furniture and fridge/freezer under separate negotiation.

In detail the accommodation comprises;

Ground Floor Staircase to first floor, private front door to

Entrance hallway built in cupboard with clothes hanging rail and shelving, airing cupboard with lagged hot water tank and slatted wood shelving, laminate wood flooring.

Kitchen 7'9" x 6'6" (2.36 m x 1.98 m) with window to front, excellent range of fitted wall and base cabinets, built in electric hob with splashbacks, extractor hood (with lighting) over and electric oven below, under unit lighting, integrated washing machine and dishwasher, stainless steel sink unit and drainer with splashback, space for fridge/freezer, ceiling mounted spotlight unit, tiled flooring.

Living room 19'6" x 9'8" (5.94 m x 2.95 m) with windows to front and corner of room giving views, ceiling mounted spotlight units, laminate wood flooring, glazed door to

Balcony 11'9" x 3'11" (3.59 m x 1.20 m) Quarry tiled flooring.

Bedroom 11'8" x 9'9" (3.56 m x 2.97 m) with two windows to side, ceiling mounted spotlight unit, laminate wood flooring.

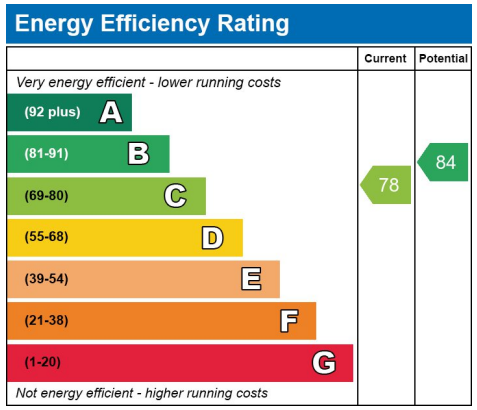
Shower room 7'1" x 6'6" (2.16 m x 1.98 m) with walk in fully tiled shower cubicle with glass screen and electric shower unit, extractor fan, wc with recessed display shelf and mirror fronted cabinet over, wc with concealed cistern, heated towel rail, tiled flooring.

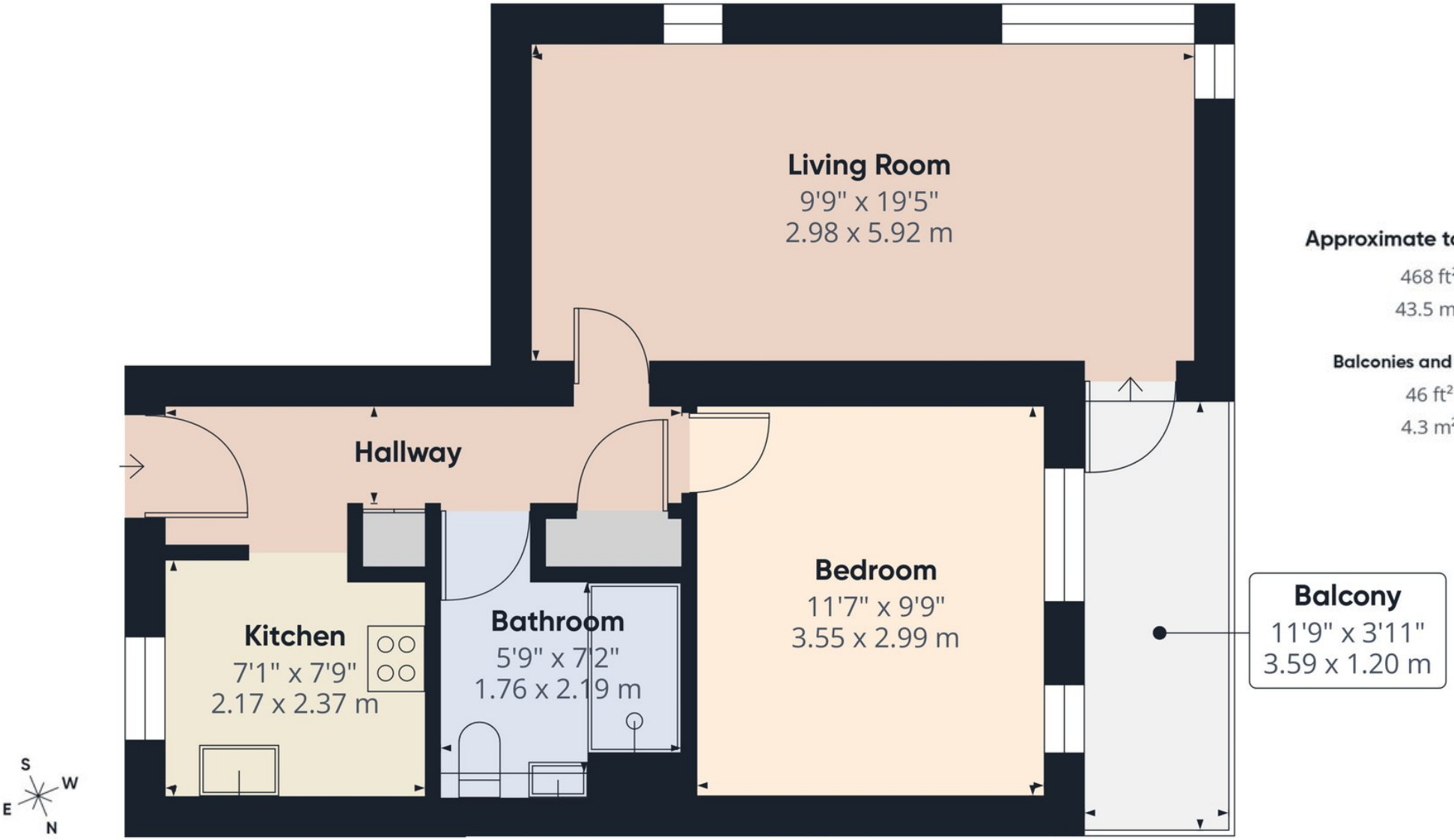
Services Mains water, electricity and drainage.

Tenure The property is Leasehold with (as far as we understand but not yet confirmed) a share of freehold (Beaulands Close Management Ltd). 999 years from 25th March 2003. Annual Service charge currently in the region of £2600

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Approximate total area

468 ft²

43.5 m²

Balconies and terraces

46 ft²

4.3 m²

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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