



Stanley Avenue, Cambridge
CB4 2EL

Pocock + Shaw

19 Stanley Avenue
Cambridge
Cambridgeshire
CB4 2EL

A spacious two bedroom first floor apartment, located just to the north of the City in this popular residential location. With a number of shops just a short walk away, along with the guided Busway, offering a frequent service to the City Centre and Cambridge North railway station

- Communal hall with intercom entry
- Spacious reception hall with cupboards
- Spacious Living Room with open plan kitchen area
- Balcony
- Two double bedrooms
- Bathroom
- Garage and Bike Store
- No onward chain

Guide Price £289,950



A bright and well-proportioned two bedroom first floor apartment with French windows to its own balcony, two double bedrooms, spacious open plan living area and bathroom. The property also benefits from its own garage.

Stanley Avenue forms part of the popular Orchard Park development, situated on the north side of the City, conveniently placed for the Science Park, access to the A14, City centre and Cambridge North Railway Station. The apartment is within the catchment for Orchard Park Community Primary School. There is also a range of local shops and amenities on Orchard Park itself.

The property is offered with no upward chain and in detail the accommodation comprises;

Ground Floor with communal front door with entrance phone and stairs to first floor. Private front door to

Spacious entrance hallway with built in shelved cupboard with timber shelving, further built in cupboard with coathooks, radiator, entrance phone, laminate wood flooring.

Living room 21'4" x 12'0" (6.51 m x 3.67 m) large open space with double glazed patio doors to balcony, satellite TV and radio socket, window to side, two radiators, open plan kitchen area with a good range of fitted wall and base units with roll top work surfaces and upstands, built in four ring electric hob with stainless steel chimney extractor hood over and electric oven below, Bosch washing machine and Bosch dishwasher, integrated fridge/freezer, wall mounted Ideal Logic Combi 30 gas central heating boiler, laminate wood flooring.

Bedroom 1 14'2" x 8'10" (4.31 m x 2.70 m) with window to front, radiator, TV point, laminate wood flooring.

Bedroom 2 12'11" x 9'2" (3.94 m x 2.80 m) with window to front, radiator, laminate wood flooring.

Bathroom with panelled bath with fully tiled surround, mixer taps and shower attachment, wash handbasin with recessed display shelf and tiled splashbacks, WC, radiator, shaver point, extractor fan.

Outside Balcony off the living room. Garage. Communal bike shed on the left hand side of the garage.

Services All mains services.

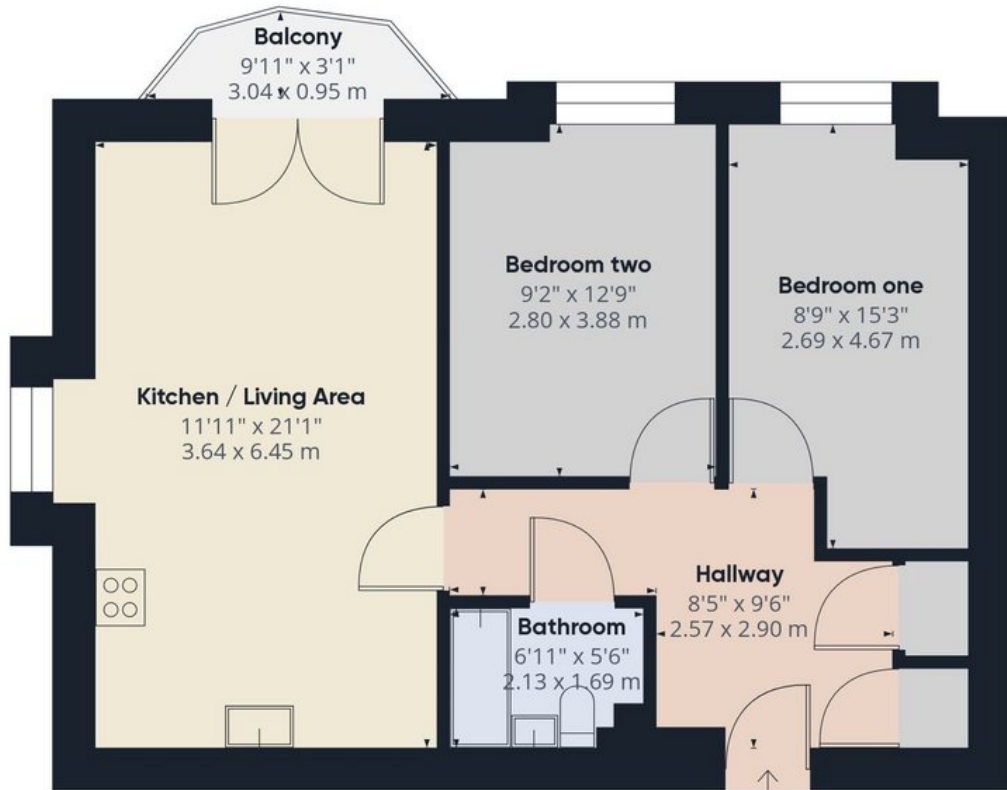
Tenure The property is Leasehold, 125 years from 2010 with 110 years unexpired. Ground rent £200 p.a. Service charge £1,977.64 per annum

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approximate total area

832.74 ft²

77.36 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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