



St Pauls Walk, Cambridge, CB1 2EX

Pocock+Shaw

19 St Pauls Walk
Cambridge
CB1 2EX

A first and second floor duplex apartment in a quiet and private gated scheme off Cambridge Place, around the corner from Hills Road in the heart of the Cambridge.

- First and second floor
- Double bedroom
- Bathroom
- Kitchen
- Dining room with stairs to:
- Gallery living area (has also been used as a sleeping area in the past)
- Attractive communal garden
- Allocated parking space
- 1/2 mile from the rail station

Offers around £357,700



St Paul's Walk is an attractive gated scheme of apartments and town houses situated off Hills Road, between Cambridge Place and St. Pauls Road, in the centre of Cambridge. The railway station is about 1/2 a mile away, the Market Square is less than 1 mile, there are a wide range of amenities around the corner in Hills Road and open spaces, including Parkers Piece, are nearby.

This very central scheme is quietly tucked away from the main road and is largely unnoticed by passers-by. There is a well tended communal garden and the apartment has an allocated parking space. There is also a space for guests.

No 19 stands in a corner position adjacent to Cambridge Place. The accommodation is arranged on 2 floors. The hall, double bedroom, kitchen, bathroom and dining room are on the first floor and there is a staircase from the dining room to a spacious gallery living area on the second floor. This has, on occasions, been used as a second sleeping area.

The property has sealed unit double glazed sash windows and is well presented in good decorative order.

FIRST FLOOR

ENTRANCE HALL with electric panel radiator and airing cupboard with hot water cylinder with immersion heater.

DOUBLE BEDROOM 12' 1" x 8' 0" (3.68m x 2.44m) plus door recess with electric storage heater.

KITCHEN 8' 11" x 6' 4" (2.72m x 1.93m) with work surfaces with cupboards below, fitted oven and electric hob, cooker hood, inset sink unit, tiled surrounds, wall cupboards, plumbing for washing machine and space for fridge, vinyl flooring. The white goods can be included if required

BATHROOM with bath with full height splash back, electric shower unit and screen, hand basin, wc, vinyl flooring, heated towel rail and extractor.

DINING ROOM 11' 8" x 9' 10" (3.56m x 3m) with electric storage heater and staircase to:

SECOND FLOOR

GALLERY LIVING AREA 12' 11" x 13' 11" (3.94m x 4.24m) max, with Velux roof windows to front and rear, electric storage heater and walk-in store. This room has incorporated a sleeping area on occasions.

OUTSIDE Attractive communal garden with lawn, trees, shrubs, flowers and pathways. One allocated parking space. Visitor parking.

TENURE Leasehold for a term of 125 years from July 1994. The freehold is owned by The St Paul's Place Company Ltd which is controlled collectively by owners of the properties in St Paul's Walk with each owning a share in the company.

MAINTENANCE CHARGES Approximately £450 per half year for buildings insurance, maintenance of the garden and common areas, external painting etc.

SERVICES Mains electricity, water and drainage

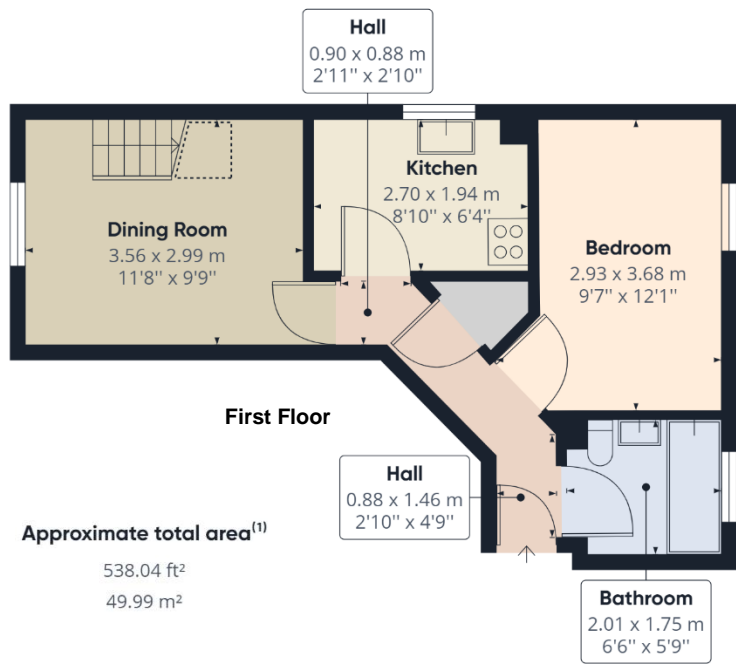
COUNCIL TAX BAND C

VIEWING By arrangement with Pocock & Shaw

NOTE Any furniture in the flat which belongs to the owner is available to the buyer, if required.



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 67 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |



Reduced headroom

35.53 ft²
3.30 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

Pocock + Shaw