



Albemarle Way, Cambridge
CB4 2SP

Pocock + Shaw

Albemarle Way
Cambridge
Cambridgeshire
CB4 2SP

A spacious and well-presented 2 bedroom maisonette with its own private garden in a convenient north city location

- Spacious split-level maisonette
- Two double bedrooms
- Re-fitted bathroom in 2018
- Living room with access to garden
- Cloakroom
- Secured cupboard/ bike store to front of property
- Gas central heating- new boiler in 2020
- Enclosed private garden
- Unallocated off-street parking
- No upward chain

Guide Price £265,000



Albemarle Way is situated to the north of Cambridge city centre and offers easy access to the Science Parks, the A14, Guided Busway, local shops and Cambridge North Railway Station.

This spacious 2 bedroom maisonette offers bright and spacious accommodation over two floors. The property offers a well fitted kitchen/ dining room and a separate sitting room, with access to its own generous enclosed sunny rear garden - a particular feature of the property.

In detail, the accommodation comprises;

Ground Floor Part glazed door (new in 2018) to:

Entrance hallway with open tread staircase to first floor with storage space/recess behind, laminate wood flooring, opening to sitting room (see later), glazed door to:

Inner lobby with storage cupboard with shelving, doorway to kitchen/dining room (see later) and door to:

Cloakroom with WC with concealed cistern, wash handbasin, ceiling mounted spotlight unit, laminate wood flooring.

Kitchen/dining room 13'1" x 11'0" (3.99 m x 3.36 m) with window to front with views to garden, excellent range of fitted wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer with mixer tap, electric cooker, space for fridge/freezer and space and plumbing for washing machine and dishwasher, wall mounted Vaillant gas combination boiler (fitted in 2020 and still under the 7 year warranty). Radiator, built in cupboard, ceiling mounted spotlight unit, laminate wood flooring.

Sitting room 11'8" x 11'0" (3.56 m x 3.36 m) with window to front, window and glazed door to garden, coving, gas fire (not connected or functioning) on marble plinth, radiator.

First Floor

Landing good sized landing with large walk in cupboard with drawer unit and clothes hanging rails, further shelved cupboard to side.

Bedroom 1 11'1" x 11'1" (3.39 m x 3.37 m) with window to rear with views to garden, radiator.

Bedroom 2 11'0" x 9'7" (3.36 m x 2.91 m) with window to rear, radiator, recessed wardrobe, hanging rails, shelving and roller blind cover to front.

Bathroom recently refitted bathroom (Aug 2018) comprising panelled bath with fully tiled surround, chrome shower unit and glass screen over, chrome heated towel rail, part tiled walls, extractor fan, automatic ceiling light, large quartz stone tiling to floor.

Outside The property benefits from its own private landscaped rear garden (8 x 3.5m approx) with a paved pathway to the secured side access gate, a gravelled area leading onto a small patch of artificial grass with attractively planted borders with railway sleeper edging. Enclosed by a brick wall with side access, the property enjoys a high degree of privacy and a lot of sunshine. There is unallocated off-street parking available to the front of the property.

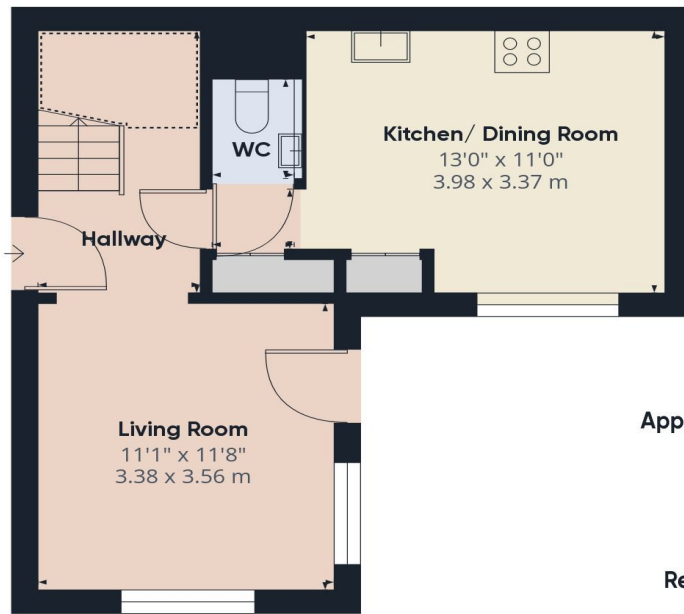
Services All mains services.

Council tax Band B

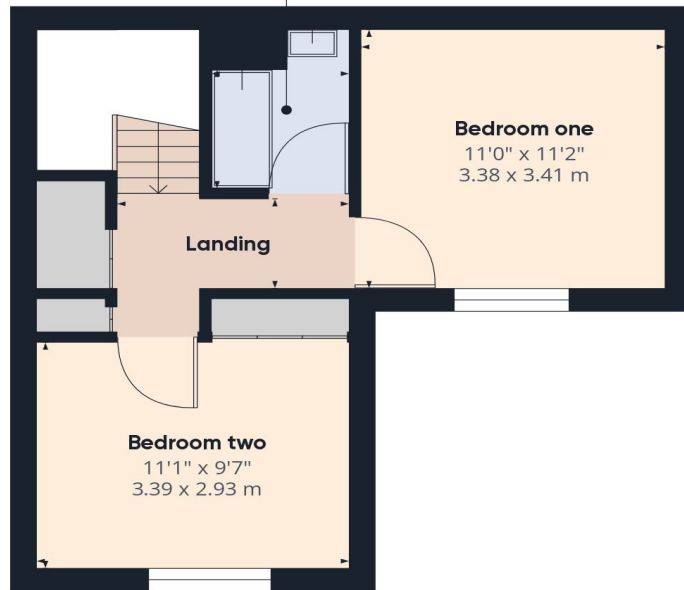
Tenure The property is leasehold - 25th September 1989 to 5th April 2112 (88 years unexpired), there is a Ground Rent of £10 per annum and a service charge of £488 (includes buildings insurance) for the year period 1st April 2024 - 31st March 2025.

Viewing By Arrangement with Pocock + Shaw





Bathroom
5'6" x 5'3"
1.68 x 1.61 m



Approximate total area

712.07 ft²
66.15 m²

Reduced headroom

23 ft²
2.14 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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