



St. Matthews Gardens, Cambridge
CB1 2PJ

Pocock + Shaw

48 St. Matthews Gardens
Cambridge
Cambridgeshire
CB1 2PJ

A well presented top floor one bedroom apartment enjoying a near-central City location with underground parking and views over a landscaped grassed square to the front

- Sought after city location
- Modern development
- Amtico flooring
- Video entrance phone
- Gas Central Heating
- Underground parking
- Views to open green to front
- Bin/bike store
- No upward chain
- Good rental potential

Guide Price £245,000



St. Matthews Gardens is situated in the heart of the Petersfield area, on the east side of the city and only a short walk from the Grafton and Beehive shopping centres. The property is also conveniently placed for access to the city centre and mainline railway station with services to King's Cross and Liverpool Street.

This well-proportioned one bedroom apartment is situated on the top (fourth) floor with views over the open landscaped green. The property is likely to appeal to first time buyers/ investors and is offered with no upward chain.

Ground Floor

Recessed communal entrance with video entrance phone and stairs to all floors. Private front door to

Reception hallway with video entrance phone, cupboard housing the Potterton Powermax HE condensing combination boiler, radiator, Amtico engineered wood flooring, doors to

Sitting/dining room 13'3" x 12'1" (4.05 m x 3.68 m) with window to front with views to landscaped green, recessed ceiling spotlights on dimmer control, radiator, TV and radio points, phone point, Amtico engineered wood flooring, double doors opening onto

Kitchen 9'6" x 6'5" (2.90 m x 1.96 m) with good range of fitted wall and base units with work surfaces and coloured glass splashbacks and under unit lighting, built in four ring Electrolux electric hob with stainless steel splashbacks and stainless steel chimney extractor hood over, stainless steel sink unit and drainer, integrated fridge/freezer, integrated washing machine, recessed ceiling spotlights.

Bedroom 10'4" x 8'8" (3.15 m x 2.63 m) with window to rear, radiator, loft access hatch, fitted wardrobes with sliding doors to one wall, ceiling mounted spotlight unit, radio and TV points.

Bathroom with window to rear, panelled bath with fully tiled surround, glass shower screen and bristan chrome shower unit over, WC, wash handbasin, mainly tiled

walls, extractor fan, shaver point, chrome heated towel rail. Amtico flooring

Outside Allocated underground parking space. Open public green with landscaped areas, bin/bike store.

Services Mains water, electricity and drainage.

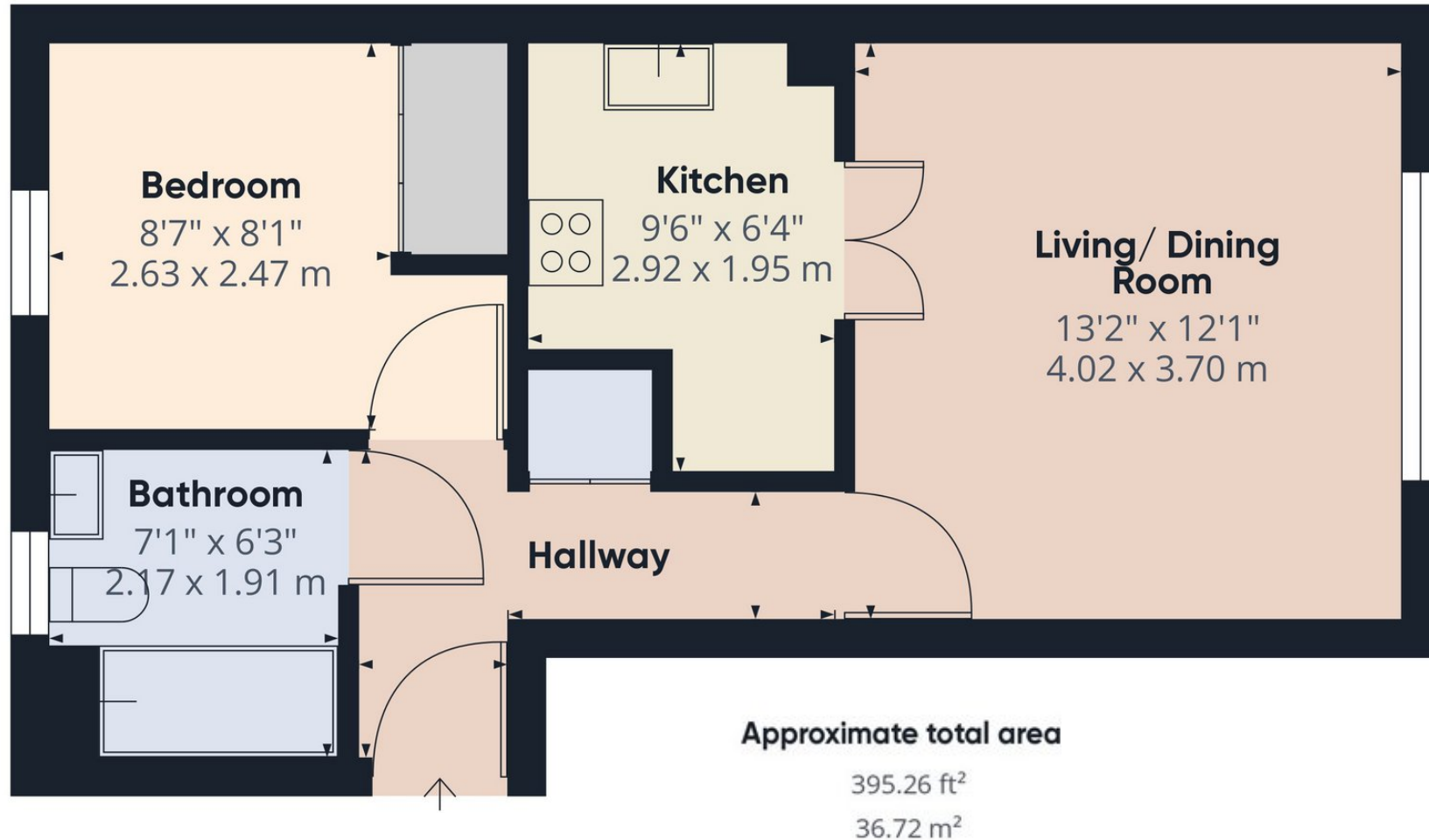
Tenure The property is Leasehold with 103 years remaining (01/01/2127). Ground rent £250. Service charge 2024 £3,679.52.

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(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

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