



St. Bartholomews Court, Cambridge
CB5 8JD

Pocock + Shaw

77 St. Bartholomews Court
Riverside
Cambridge
Cambridgeshire
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A two bedroom apartment within a select gated development off Riverside, close to Midsummer Common and the City centre.

- Two double bedrooms
- Bathroom and separate WC
- Living room opening onto the communal gardens
- Its own private patio area
- Fitted Kitchen
- Gas central heating and double glazing
- Allocated parking

Guide Price £415,000



St Bartholomew's Court is a modern gated development located off Riverside and within walking or cycling distance of the city centre, Grafton Centre, Midsummer Common and Stourbridge Common. The science Park and Cambridge North Railway Station are approximately 1 mile away. There is also a wide range of amenities and facilities nearby including a Tesco superstore and delightful riverside walks. The property is within catchment for St Matthews Primary and Parkside Community College.

This well proportioned two bedroom ground floor apartment is located at the front of the development with views over the landscaped communal gardens and towards the river beyond.

Ground Floor with front door to

Hallway 'L' shaped with coat hooks, radiator, entrance phone, recessed ceiling spotlights, doors to

Kitchen 10'2" x 9'10" (3.10 m x 2.99 m) with window to front, comprehensive range of fitted wall and base units with roll top work surfaces and tiled splashbacks, integrated dishwasher, built in four ring Neff gas hob and chimney extractor hood over, electric oven below, integrated fridge/freezer, under unit lighting, space and plumbing for washing machine, wall mounted Vaillant gas central heating boiler, stainless steel sink unit and drainer with mixer taps, recessed ceiling spotlights, ceramic tiled flooring, Kickspace 500 floor heater.

Living room 21'0" x 13'9" (6.40 m x 4.19 m) with window and French doors to paved patio area and landscaped communal gardens, two radiators.

Inner hallway with cupboard housing Heatrae Sadia high efficiency water cylinder and slatted wood shelving, doors to

Bedroom 1 11'3" x 11'2" (3.43 m x 3.41 m) with window with views to landscaped communal garden, radiator, door to

Dressing area 7'6" x 3'11" (2.29 m x 1.20 m) Recessed ceiling spotlights.
The dressing area and separate WC were originally the

en suite shower room off bedroom 1. The plumbing has been capped but with a little modification, the rooms could be reconfigured to provide an en suite shower room.

Bedroom 2 11'1" x 9'2" (3.37 m x 2.79 m) with window to front, radiator, door to

Shower room contemporary shower room with large walk in shower area/tray with glass screen and chrome shower unit, fully tiled surround with useful recessed shelf, vanity wash handbasin with tiled splashbacks and recessed display shelf over, adjacent WC with concealed cistern, mirror fronted cabinet and shaver point over, chrome heated towel rail, extractor fan, ceramic tiled flooring.

Separate WC with WC, corner wash handbasin with tiled surround, extractor fan, ceramic tiled flooring.

Outside Allocated parking space immediately in front of the apartment. Paved patio area off the living room leading onto a large communal grassed garden area with flower and shrub borders. This is an enclosed space for residents only but is really only used by the the ground floor apartments which front onto the gardens.

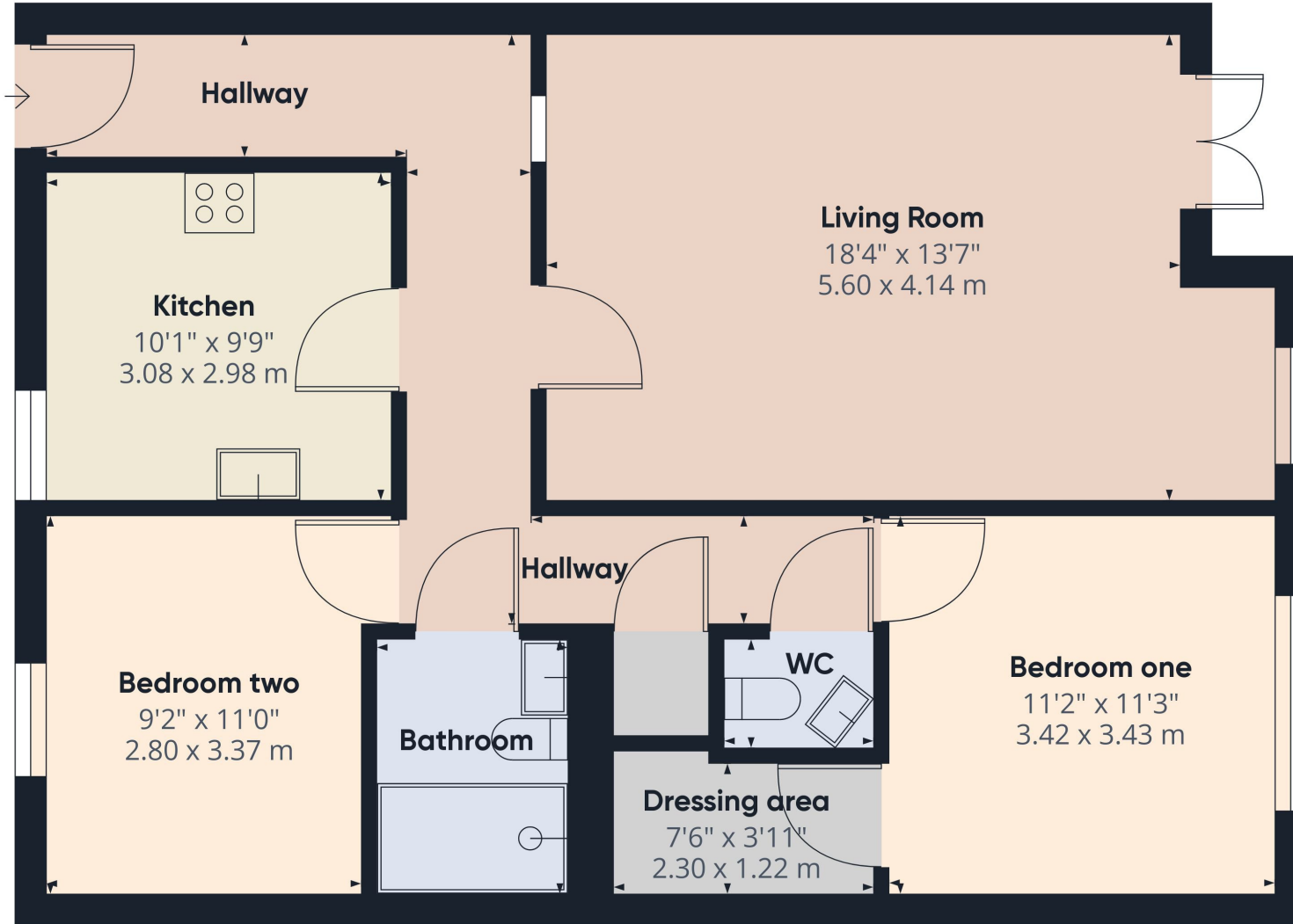
Services All mains services

Tenure The property is leasehold. 125 years from build (2003) so c100 years remain.
Ground rent £300 per annum.
Service charge about £2900 per annum.

Council tax Band C

Viewing By arrangement with Pocock & Shaw





Approximate total area

837.5 ft²
77.81 m²

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