



Pentlands Court, Cambridge
CB4 1JN

Pocock+Shaw

31 Pentlands Court
Cambridge
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A second floor 2 bedroom apartment in a well regarded block, adjacent to the river, in the highly popular De Freville Avenue area.

- 2 Bedrooms
- Second floor apartment
- Glimpses of river and Midsummer Common
- Spacious living room
- Fitted kitchen
- Wet Electric central heating system/ double glazing
- Garage within development
- Sought after location
- No upward chain

Guide Price £400,000



A second floor 2 bedroom apartment in a well regarded block, adjacent to the river, in the highly popular De Freville Avenue area and with glimpses of the river and Midsummer Common. 20'1 Sitting/dining room, kitchen, bathroom, 2 bedrooms, gas central heating, double glazing, garage and communal garden.

Offered with no upward chain, the accommodation in detail comprises;

Communal Entrance Hallway Security front door with keycode, stairs to second floor, Secured storage cupboard storage for apartment 31 on the stairwell.

Second floor with front door with glazed side panel to

Reception hallway with double doors to built in cupboard with shelving and coat hanging rail, radiator, cupboard housing the Heatrae Sadia Megafluo water cylinder and hating system.

Kitchen 9'7" x 8'4" (2.93 m x 2.55 m) with window to front, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, cooker with gas hob, extractor hood over, space and plumbing for washing machine and slim line dishwasher, one and a quarter bowl stainless steel sink unit and drainer, space for fridge/freezer, small serving hatch to living room, ceiling mounted spotlight unit, vinyl flooring.

Living room 20'3" x 13'0" (6.17 m x 3.95 m) with large window to rear with oblique views to the river, two radiators.

Bedroom 1 10'11" x 10'6" (3.33 m x 3.21 m) with window to rear with oblique views to the river, built in wardrobe cupboard, radiator.

Bedroom 2 9'10" x 8'8" (2.99 m x 2.65 m) with window to side, radiator.

Shower room with window to side, large fully tiled shower area with glass screen and chrome shower unit, vanity wash handbasin, WC with concealed cistern, shaver point, mirror fronted wall cabinet, chrome heated towel rail, ceramic tiled flooring.

Outside Garage in nearby block with up and over door (number 13).

Services All mains services.

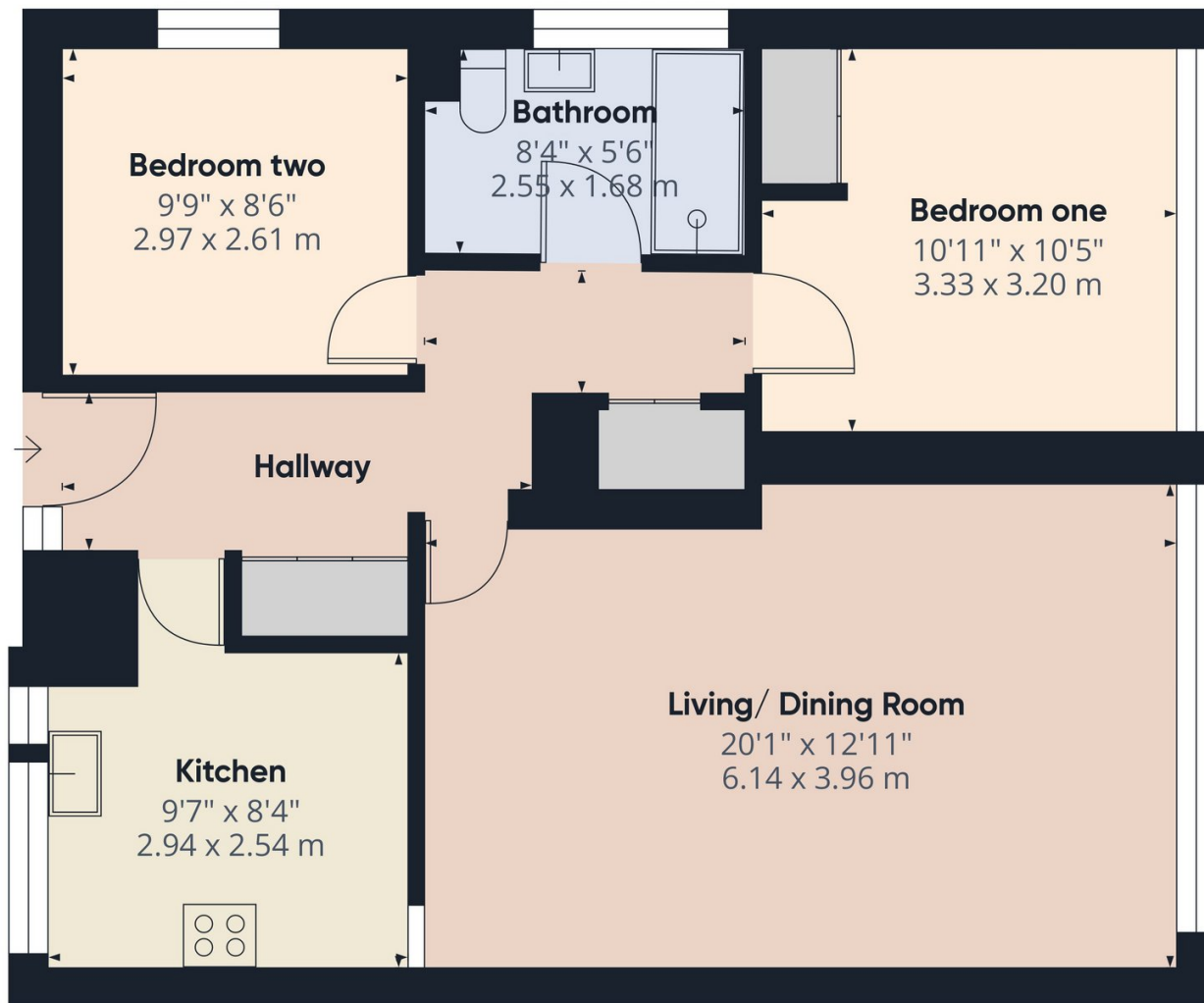
Tenure Share of freehold, held on a lease 999 years from 29th September 1966. There is a service charge of £1,800 per annum which includes maintenance and insurance of the building, water rates and consumption and garden maintenance. No ground rent.

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		
(55-68) D	59	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Approximate total area

677.59 ft²

62.95 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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