



Byron House, Wellington Street, Cambridge
CB1 1AN

Pocock+Shaw

2 Byron House
Wellington Street
Cambridge
Cambridgeshire
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A spacious, ground floor studio apartment enjoying a very convenient central city location, within this modern and attractive, purpose built development.

- Centrally located
- Stylish studio ground floor apartment
- Purpose built development
- Sunny (covered) paved terrace
- Bike and bin storage
- Currently achieving £1350pcm
- No upward chain

Guide Price £255,000



A spacious ground floor studio apartment enjoying a very convenient central city location, within this modern and attractive purpose built development. Byron House is extremely well placed access to the heart of the city and is also within a few hundred yards of the Grafton Shopping Centre (due for re-development), Midsummer Common and the River Cam.

The apartment is currently rented at £1300pcm and the existing tenant has indicated that he would be prepared to remain in residence if an investor buyer is found. Alternatively, it offers scope for a first time buyer or purchaser looking for a pied-à-terre to secure a centrally located base.

In detail the accommodation comprise;

Communal recessed entrance porch with letterboxes and entrance phone system, glazed door to communal hallway with private door to

Entrance lobby with entrance phone, coathooks, electric fuse board, timber flooring, glazed door and side panel to studio room (see later) and sliding door to

Shower room with fully tiled and enclosed shower cubicle with chrome shower unit, WC with concealed cistern and recessed display shelf over, wash handbasin with recessed shelf over and mirror/light unit, window to side, chrome heated towel rail, recessed ceiling spotlight, ceramic tiled flooring.

Studio room 21'8" x 12'11" (6.61 m x 3.94 m) with high level window to side, glazed door and window to decked terrace area, two Dimplex electric panel heaters, good range of white high gloss wall and base units with roll top work surfaces and tiled splashbacks, one and a quarter bowl sink unit and drainer with mixer taps. Integrated washing machine, built in four ring Neff halogen electric hob with tiled splashbacks and Neff stainless steel chimney extractor hood, integrated fridge/freezer, under unit lighting, electric double oven, timber flooring, cupboard housing the Santon Premier inverted hot water cylinder, wall light points.

Outside To the front of the property there is a private (southerly facing) covered terrace (accessed from the studio's main room) with timber decking and lighting. The development offers bin/bike storage and some communal parking spaces.

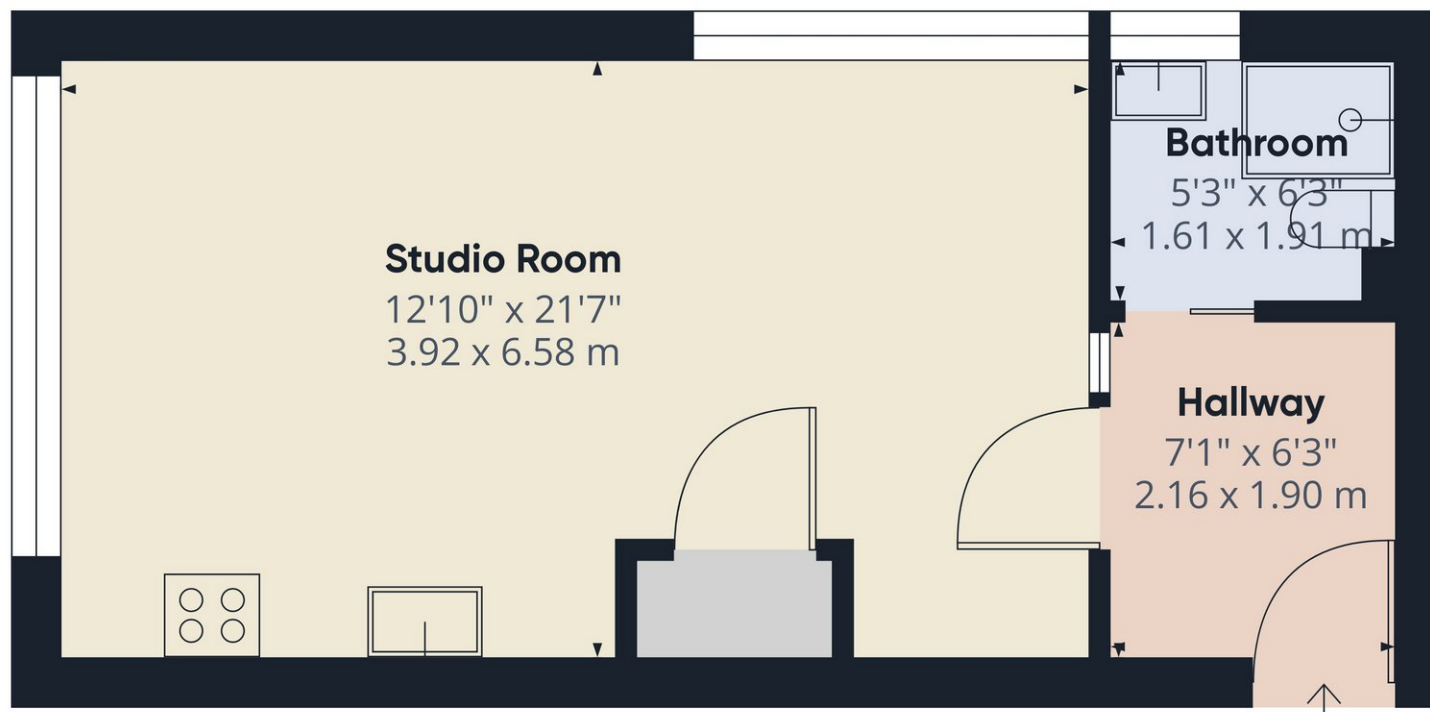
Services Mains water, electricity and drainage.

Tenure The property is Leasehold, 999 years commencing 1st September 2011. The current service charge is £700pa with no ground rent to pay. We are informed by our client that the property also benefits from a share of the Freehold.

Council Tax Band B

Viewing By Arrangement with Pocock + Shaw





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(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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