



Fitzwilliam Road, Cambridge
CB2 8BN



pocock & shaw
Residential sales, lettings & management

Flat 2, 5 Fitzwilliam Road
Cambridge
Cambridgeshire
CB2 8BN

An opportunity to purchase a period one bedroom apartment in this attractive building enjoying a sought after location with easy access to the train station and city centre.

- Attractive period apartment
- Feature bay window to sitting room
- Huge potential to improve
- Direct access to rear communal garden
- Convenient for railway station
- No upward chain
- Share of Freehold

Guide Price £320,000



This spacious raised ground floor apartment offers well-proportioned accommodation and opens directly onto the attractive communal gardens. The apartment is in need of refurbishment and offers huge potential to create a really lovely space. We understand that the property is being sold with a share of the freehold interest (5 Fitzwilliam Road Residents Association Ltd)

Fitzwilliam Road is parallel with Brooklands Avenue, just at the end of Clarendon Road, in a particularly pleasant residential area a short walk from the station and with very good access to the centre of the city.

Recessed porch with tiled flooring, entrance phone system, front door with fanlight over to

Communal entrance hallway with private front door to apartment 2 leading onto

Reception hallway with entrance phone, understairs cupboard, doors to

Living room 16'10" x 14'3" (5.14 m x 4.35 m) an impressive southerly facing room with large sash bay window to front and painted timber panelling, 2.89m ceiling height, chimney breast with boarded fireplace, TV point, fitted shelving, cornicing, picture rail, large open aperture to

Kitchen 7'10" x 6'2" (2.40 m x 1.89 m) with range of pine fronted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring gas hob with extractor hood over and oven below, stainless steel sink unit and drainer, under counter fridge and Zanussi washing machine, large open aperture to sitting room and door to hallway.

Bedroom 12'1" x 9'3" (3.68 m x 2.82 m) with window to side, part glazed French doors opening directly onto the communal gardens, wall lights, radiator.

Bathroom with sash window and further window to rear, panelled bath with part tiled surround, WC, wash handbasin with mirror and strip light over, radiator, wall mounted Worcester 24Di gas combination boiler.

Outside The apartment enjoys direct access onto the delightful communal garden (90ft approx) which is laid to lawn, attractively planted cottage style borders and mellow brick wall boundaries to each side.

Services All mains services.

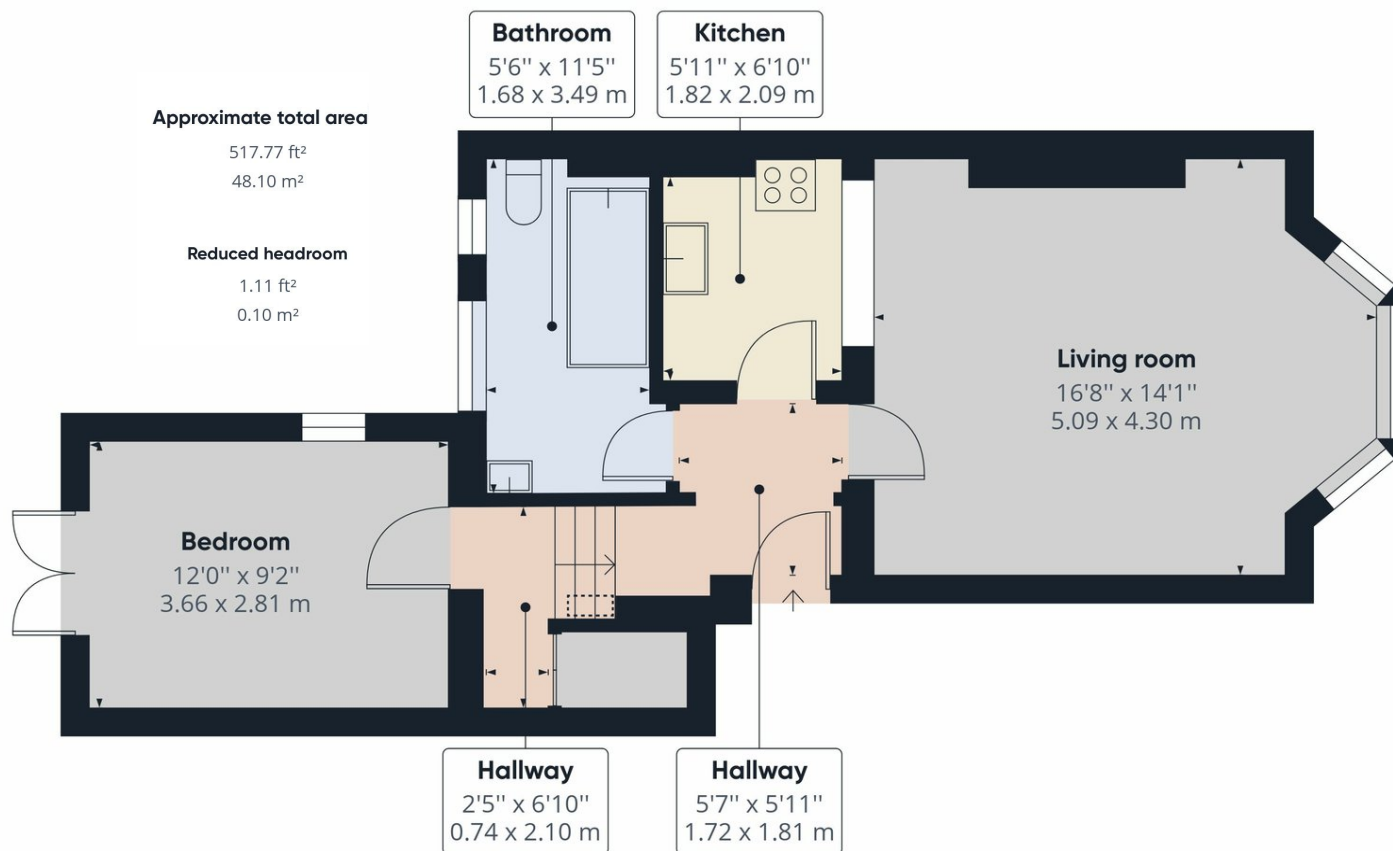
Tenure The property is Leasehold with a recently extended lease of 999 year lease from 1987. The apartment also benefits from a share of the Freehold (5 Fitzwilliam Road Management association Ltd). The service charge for 24/6/22 to 24/12/22 was £750 and the same amount again for 25/12/22 to 23/6/23. Service charge for 2024 to be confirmed

Council Tax Band C

Viewing By Arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D		58	
(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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