



Cambridge Place, Cambridge  
CB2 1NS

Pocock+Shaw



15 Cambridge Place  
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A modern city centre townhouse located on Cambridge place providing stylish accommodation over 3 floors with parking, a private courtyard garden, delightful communal garden and its own secured brick built store.

- 3 Bedroom Mews style property
- Central city location
- No through road location
- Gated and attractively landscaped communal gardens with lawns, trees and shrubs
- Paved patio outside living room
- Parking space and usefully sized secured brick store
- Visitor parking spaces
- Gas central heating and double glazing
- Convenient for access to city centre, Railway Station, Mill Road and many schools
- Viewing highly recommended

Guide Price £775,000





Cambridge Place is a no-through road in a central Conservation Area with a small Mews style development of townhouses completed in 1997/8. Number 15 is also part of the St Paul's Place estate, comprising townhouses and flats around a communal garden. It is extremely conveniently located. The rail station is about half a mile away with Kings Cross around 50 minutes and Liverpool Street around 70. Bus stops are a few minutes walk away. Shops and restaurants are nearby in Hills Road while Kings Parade and the Market Square in the City Centre are about a mile away. Most colleges and departments of the University are within walking or biking distance and the area contains numerous local schools, both state and private, from pre-school to Sixth Form. Addenbrookes on the Biomedical Campus is less than 2 miles away. The Botanic Garden and Parker's Piece are about five minutes walk. GPs, dentists and opticians are within easy walking distance, as is Mill Road.

Cambridge Place and the St Paul's Place estate are quietly tucked away from the main road and are largely unnoticed by passers-by. The estate has a delightful, well tended communal garden. The property has an allocated parking space off Cambridge Place as well as a good sized secured brick store. Visitor parking is available within the communal area accessed via electronic gates.

The house itself is built in an attractive traditional style and provides impressive accommodation over three floors, with stylish finishes and a high degree of natural light. In detail the accommodation comprises;

**Ground floor** Part-glazed timber door to

**Hallway** with stairs to first floor, under stair cupboard, radiator, dado rail, light oak engineered wood flooring.

**Cloakroom** with part-tiled walls, WC, wash handbasin, radiator, extractor fan, ceramic tiled flooring and shelving.

**Kitchen** 9'10" x 8'4" (3.00 m x 2.55 m) with window to front, excellent range of fitted wall and base units with under unit lighting, retractable table/worktop, ceramic sink unit and drainer with mixer tap, cupboard housing

the Vaillant gas combination boiler, integrated Smeg dishwasher, washing machine, built-in Smeg four ring gas hob with extractor hood over and oven below, part-tiled walls, space for fridge/freezer, ceramic tiled flooring.

**Living/ Dining Room** 19'10" x 28'3" (6.04 m x 8.60 m) with French doors and windows to the paved patio which opens on to the communal gardens, (good quality shelving and cupboard units to one wall possibly available under separate negotiation), two radiators.

### First Floor

**Bedroom 3** 10'4" x 8'2" (3.15 m x 2.49 m) with window to front, built-in cupboards and shelving to one wall, radiator

**Landing** Spacious landing area with window to front, built-in airing cupboard with Vaillant water cylinder and slatted wood shelving, dado rail, radiator.

**Bedroom 1** 12'7" x 11'11" (3.83 m x 3.63 m) with window to rear offering delightful views over the communal gardens, radiator, built in wardrobe cupboards with sliding doors to length of one wall, radiator.

**Bathroom** fully tiled with panelled bath, mixer taps and shower attachment, wash handbasin with mirror, striplight and shaver point over, WC, radiator, extractor fan, cork tiled flooring

### Second Floor

**Landing** with walk-in wardrobe (lighting and clothes hanging rails), hatch door to boarded eave storage space

**Bedroom 2** 11'5" x 11'2" (3.47 m x 3.40 m) with window to front, eave storage access, loft access hatch, radiator door to

**En Suite Shower Room** fully tiled with enclosed shower cubicle, Aqualisa shower unit, wash handbasin with cupboard under, striplight and shaver point over, WC, extractor fan, cork tiled flooring.





**Outside** The property enjoys its own paved patio garden (4.7M X 2.9M approximately) with trellis fencing which provides a good degree of screening and opens up (via a rose-clad arch) to the delightful landscaped communal garden square with low yew hedge edging, cherry and crab apple trees, shaped lawn and flower/shrub borders. Adjacent to the garden area is the main estate parking and visitor parking area - accessed via electronic gates.

To the front, the property has an off street parking space for 1 vehicle and its own very useful secured brick built store (3.5m x 3.0m approximately) with insulated flooring.

**Services** All mains services

**Tenure** The property is Freehold

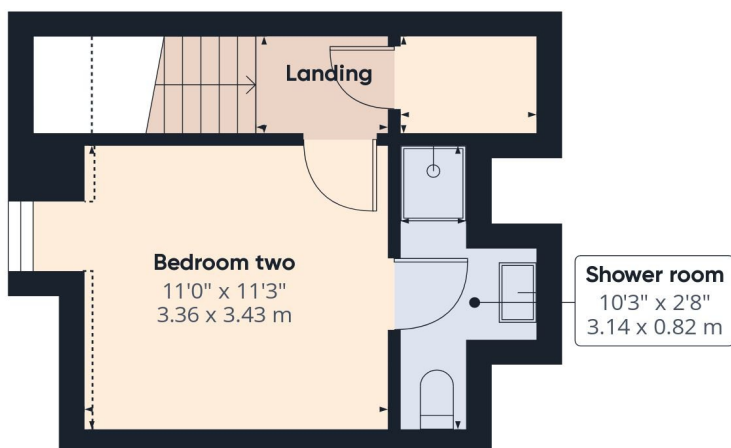
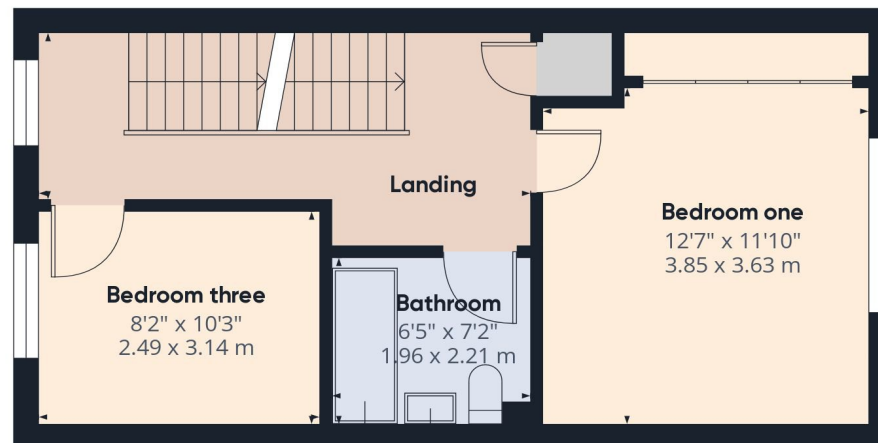
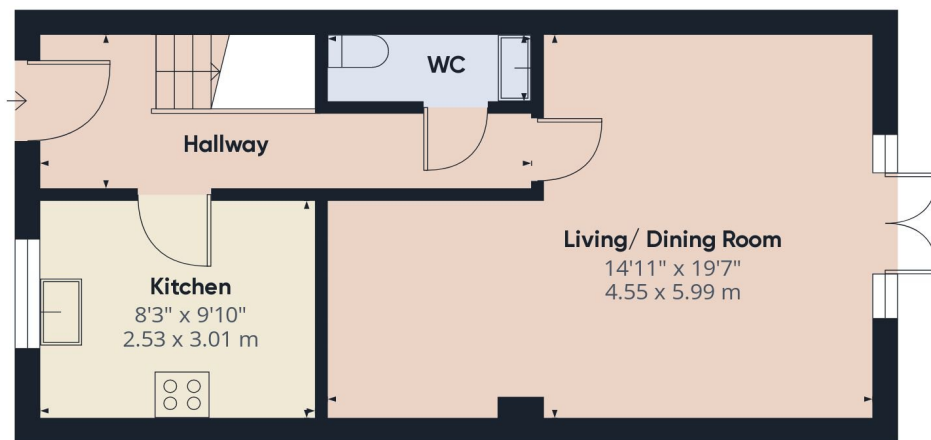
**AGENTS NOTE** There is an annual service charge of approximately £1,466 per annum for the upkeep of the communal areas and gardens. This is reviewed every six months and adjusted according to related costs. The owner of this property has a share in the St Paul's Place Company Limited which owns the freehold of the flats and communal land. It is managed by directors elected from amongst the owners who employ a property management company to look after the day to day running of it. We also understand that there is a 'No Pets' policy.

**Council Tax** Band F

**Viewing** By Arrangement with Pocock + Shaw







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

# Pocock + Shaw