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Residential sales, lettings & management



The Old Police Station
Flat 8, 12 Bell Road
Bottisham
Cambridge CB25 9GX

An impressive and immaculately presented first floor luxury apartment, providing delightful open plan living with light and airy accommodation, forming part of an attractive modern development within easy reach of the local amenities and schooling, superbly located for access to Cambridge and public transport. Early viewing highly recommended.

Guide Price: £312,500



Built only two years ago and forming part of a prestigious development approached off Bell Road, with a block paved driveway leading to the gravelled parking area at the rear providing two allocated parking spaces and with additional guest parking. The property is approached via a communal entrance door with footwell and access to post boxes, steps rise to the first floor and a secondary access door leading to the front door.

The property is perfectly located for excellent village amenities including a Co-op, public house, takeaways and ideally placed for access into Cambridge and transport links.

Bottisham is located about 7 miles east of Cambridge and a similar distance from Newmarket. It is one of the most popular and best served villages in the area with a good range of amenities including a variety of shops, doctors' surgery, primary school and a well regarded Village College which provides secondary education and acts as an important centre for local social and sporting activities. The College has a swimming pool, gym and library which are both open to the public.

This first floor apartment is offered in immaculate condition with a stylish and elegant interior, and a specification and finish to a very high standard.

With the benefit of a gas fired radiator heating system in detail the accommodation comprises:-

Ground Floor Entrance Foyer

Apartment 8 is located at the front of the property on the first floor and is accessed via a secure video intercom system.

Entrance Hall

With an entrance door, viewfinder, internal wall mounted telecom system, inset LED downlighters, door leading through to:

Open Plan Kitchen & Living Area 6.82m (22'5") max x 4.95m (16'3") max

Delightful open plan kitchen/living area abundant with natural light with two windows to the front aspect, two windows to side aspect. There is a useful built in storage cupboard/pantry and the stunning kitchen area has a comprehensive range of base and eye level soft close cupboards and drawers, quartz composite work surfaces, built in oven, 4 ring hob, concealed extractor hood above, oven below. Inset stainless steel sink unit with mixer taps, integrated concealed fridge and freezer, integrated washer dryer and an extension of the work surface creates a breakfast bar and ample worktop space. There is a generous living space with the continuation of the wood effect flooring, ambient lighting provided by downlighters and offering plenty of room for furniture and, unusually with a unique bay with a window to front.

Master Bedroom 4.59m (15'1") x 1.94m (6'4")

A generous double with a window to rear aspect, wood effect flooring, radiator.

Bathroom 1.94m (6'4") x 1.91m (6'3")

The modern bathroom is fitted with a matching three piece suite comprising of a bath with glass shower screen, mixer tap and shower handset, pedestal wash hand basin, low level wc, tiled surround, heated towel rail, wall mounted mirror.

Bedroom 3.50m (11'6") x 2.94m (9'8")

With a window to rear aspect, wood effect flooring, radiator.

Council Tax Band:B

East Cambridgeshire District Council

Services

Mains water, gas drainage and electricity are connected.



Tenure

The property is leasehold with 995 years remaining.

Annual Service charge:

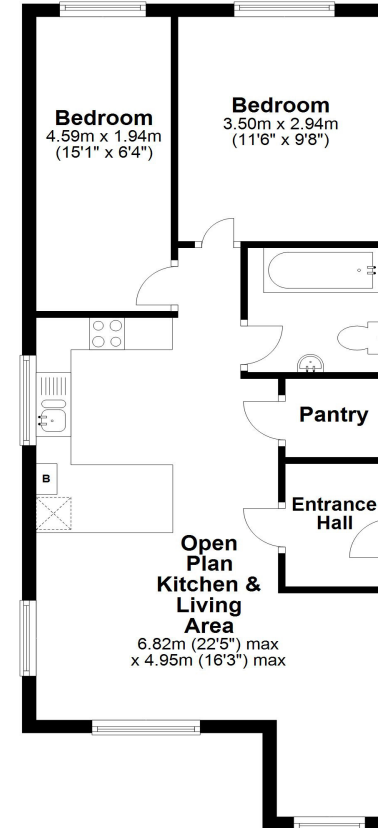
£1251,79 (Includes Ground rent fees)

Viewing

Strictly by prior arrangement with Pocock & Shaw.
KLS



First Floor



pocock & shaw
Residential sales, lettings & management

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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