



Jasmine Court, Cambridge  
CB1 8BG



pocock & shaw

Residential sales, lettings & management



5 Jasmine Court  
Cambridge  
CB1 8BG

A two bedroom top floor apartment in a convenient and popular city location.

- Sought after city location
- Close to local shops/amenities
- Furnished apartment
- Electric heating
- Residue of long lease and share of freehold
- Residents and visitor parking

Guide Price £275,000





Jasmine Court can be found just off Cherry Hinton Road and is well placed for access to the city centre, Addenbrookes Hospital, local shopping facilities and the Railway Station.

The property enjoys a good orientation with windows to the east, south and west allowing sunshine in to the apartment during most the day.

**Stairs to second floor** with part glazed door to

**Reception hallway** with built in storage cupboard with fuse boxes, airing cupboard with factory lagged hot water tank, doors to

**Living room** 13'9" x 13'6" (4.19 m x 4.11 m) with upvc double glazed bay window to front and window to side, two wall mounted electric heaters, coving, open plan to the

**Kitchen area** 10'4" x 7'7" (3.15 m x 2.31 m) with double glazed window to side, fitted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring electric hob with oven below, extractor hood, stainless steel sink unit and drainer, washer/dryer, fridge/freezer, microwave, ceiling mounted spotlight units.

**Bedroom 1** 14'6" x 8'10" (4.42 m x 2.69 m) with double glazed window to side, coving, wall mounted electric panel heater.

**Bedroom 2** 11'5" x 6'6" (3.48 m x 1.98 m) with double glazed window to side, coving, loft access hatch, wall mounted electric panel heater.

**Bathroom** with double glazed window to side, panelled bath with Triton shower over, fully tiled walls, wc, wash handbasin with mirror and lighting over, chrome heated towel rail, extractor fan, ceramic tiled flooring.

**Outside** Lawned communal gardens. Bicycle racks and an allocated parking space. Visitors parking.

**Services** Mains water, electricity and drainage.

**Council Tax** Band C

**Tenure** The property is offered with the residue of a long lease (999 years from 1 January 1993) and a share of the freehold interest. Service charge is believed to be £2,510.03 p.a.

**Viewing** By arrangement with Pocock & Shaw

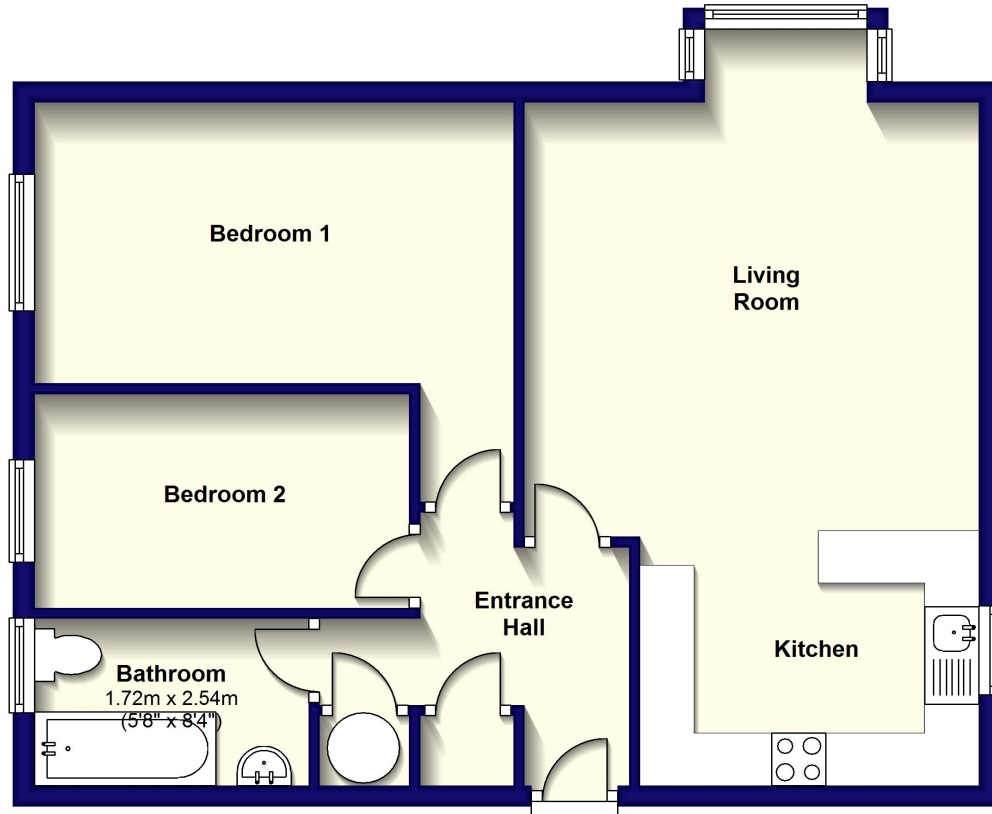
**Tenure** The property is Share of Freehold

**Viewing** By Arrangement with Pocock & Shaw




## Ground Floor

Approx. 58.5 sq. metres (630.2 sq. feet)



NOT TO SCALE - For Guidance Purposes only  
Plan produced using The Mobile Agent.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
<small>WWW.EPC4U.COM</small>		

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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