



William Smith Close, Cambridge
CB1 3QF



pocock & shaw

Residential sales, lettings & management

74 William Smith Close
Cambridge
Cambridgeshire
CB1 3QF

A two bedroom ground floor apartment in this popular development within easy walking distance of the railway station.

- 2 bedroom apartment
- Modern development in a cul de sac location
- Close to Railway Station and Mill Road
- Double glazing
- Secured off street parking space
- Good rental potential
- No upward chain

Guide Price £275,000



William Smith Close is an extremely popular scheme of flats and houses located next to the cycle bridge over the railway line, offering excellent access to the railway station and city centre itself. A diverse range of shops are available on Mill Road and a Sainsbury's supermarket is close at hand on Coldhams Lane.

This ground floor property has been priced competitively to take into account the relatively short lease (which could be extended by another 90 years by any purchaser after a 2 year ownership period) and the fact that the apartment would now benefit from some updating internally. The property should appeal to an investor as well as first time buyers.

Private front door to

Reception hallway with coathooks, wall mounted electric panel heater.

Kitchen 9'0" x 7'7" (2.74 m x 2.30 m) with window to rear, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring electric hob with extractor hood over and electric oven below, one and a quarter bowl stainless steel sink unit and drainer. Space for fridge/freezer,(to remain), space and plumbing for washing machine (to remain), ceramic tiled flooring.

Sitting/dining room 15'8" x 9'2" (4.78 m x 2.80 m) with window to front with views to grassed border and beech hedge, window to rear, wall mounted Dimplex electric storage heater.

Bedroom 1 12'8" x 8'9" (3.86 m x 2.66 m) with window to front with views to grassed border and beech hedge, Dimplex programmable electric panel heater.

Bedroom 2 9'1" x 6'7" (2.78 m x 2.01 m) with window to front with views to grassed border and beech hedge, built in shelved cupboard.

Bathroom with window to rear, panelled bath with fully tiled surround with Mira electric shower over, wash handbasin with tiled splashback, WC, extractor fan, mosaic style ceramic tiled flooring.

Outside The development offers communal garden areas, communal bin store , clothes drying area and cycle store.

Allocated parking bay (74) close to the apartment as well as visitor parking bays

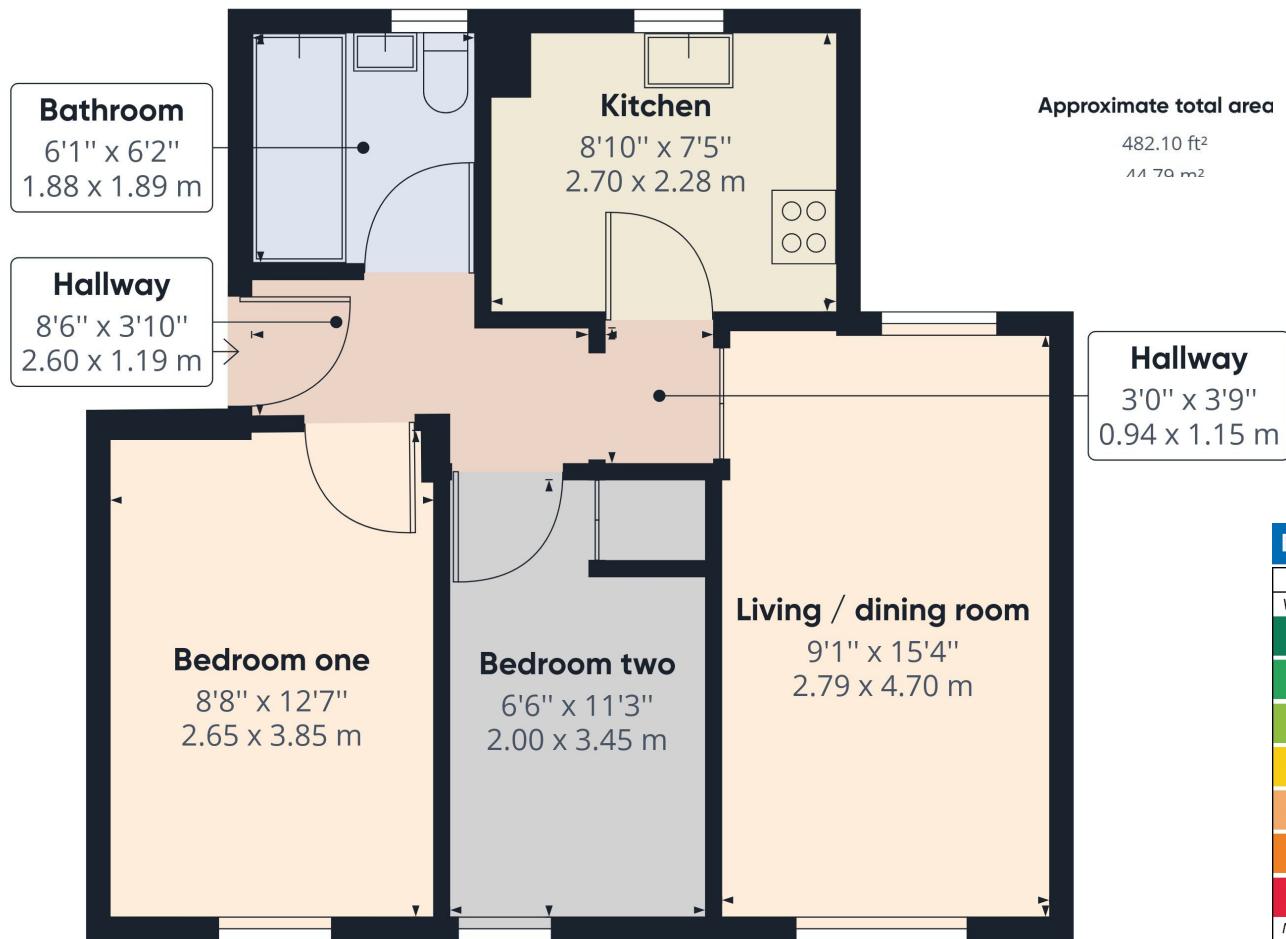
Services Mains water, electricity and drainage.

Tenure The property is Leasehold 125 years with 86 years remaining. Service Charge £1,396 p.a. Ground rent £90 p.a.

Council tax Band B

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 | 71 | 77 |
| (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