



College Fields, Cambridge
CB4 1YZ

Pocock + Shaw

57 College Fields
Woodhead Drive
Cambridge
Cambridgeshire
CB4 1YZ

A spacious 2 bedroom apartment within a quiet cul-de-sac just to the north of the city centre with easy access to the Cambridge North Station, Milton Road Science and Business Parks and the city centre.

- Top floor apartment
- 2 bedrooms
- Kitchen/Dining Room
- Sitting room
- Views to a grassed area
- Excellent rental potential
- Gas central heating
- Two allocated parking spaces
- No upward chain

Guide Price £275,000



College Fields is located on the north side of the city just off Woodhead Drive. The Milton Road area is very popular for those looking to be within easy reach of the city centre and north-city facilities.

Cambridge North train station is less than 1.5 miles away with services into London King's Cross. The river is about a mile's walk through old Chesterton with the neighbouring open spaces of Stourbridge and Midsummer Commons.

Nearby primary schools include The Grove and Milton Road and the Ofsted 'Outstanding' Chesterton Community College for 11-16 year olds is less than 1.5 miles away.

This top floor two bedroom apartment offers bright and well-proportioned accommodation with views to a grassed area from the Living room and Kitchen/Dining Room. The property benefits from 2 parking spaces and is offered with no upward chain.

Communal entrance door with entrance phone system and stairs to all floors. Private front door to

Entrance hallway with loft access hatch, built in cupboard, radiator, entrance phone, further cupboard housing the Gledhill water tank, doors to both bedrooms and bathroom and door to

Sitting room 15'9" x 11'6" (4.79 m x 3.50 m) with double glazed windows to green area at the rear, radiator, door to

Kitchen/dining room 11'0" x 8'11" (3.36 m x 2.73 m) with window to rear with views to open green area, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in Zanussi four ring gas hob with extractor hood over and oven below, space for fridge/freezer, space and plumbing for washing machine, stainless steel sink unit and drainer, Myson Kickspace heater, cupboard housing the Potterton Suprima gas central heating boiler.

Bedroom 1 11'1" x 12'4" (3.39 m x 3.75 m) with window to front, radiator, mirror fronted sliding doors to built in wardrobe to most of one wall.

Bedroom 2 11'2" x 8'1" (3.40 m x 2.47 m) with window to front, radiator.

Bathroom with panelled bath with part tiled surround, separate fully enclosed shower cubicle with chrome shower unit, wash handbasin with tiled splashbacks, chrome heated towel rail, wc, extractor fan.

Outside There are two allocated off street parking spaces in the private car park in front of the apartment building. Bicycles can be stored in the secure communal cycle store to the side of the building. Communal gardens surround the apartment building with public lawns beyond.

Services All mains services.

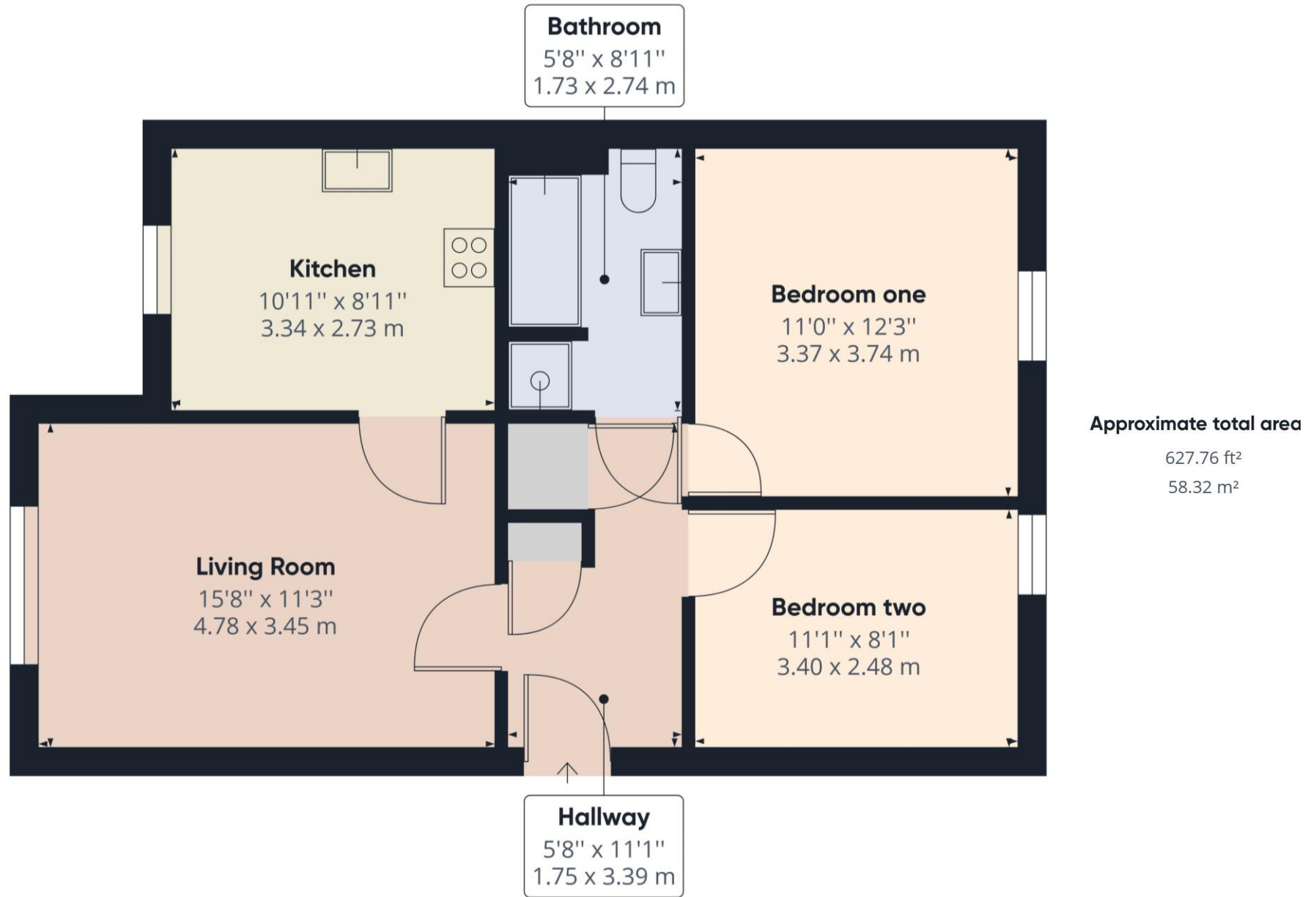
Tenure The property is Leasehold. 125 year lease from December 1995 with 98 years remaining. Ground rent is £200 per annum. The quarterly service charge is £255.63 and a property reserve charge is £51.09 per quarter.

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		71	75
(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

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