



Epworth Court, King Street, Cambridge CB1 1LR



pocock & shaw

Residential sales, lettings & management

10 Epworth Court  
King Street  
Cambridge  
CB1 1LR

A well-appointed ground floor apartment overlooking Christ's Pieces in a prestigious scheme of retirement apartments in the heart of the city for persons of 60 years of age and over.

- South facing living room
- Kitchen
- Double bedroom
- Shower room
- Excellent communal facilities
- Residents' lounge and meeting room
- Residents' conservatory & garden
- Parking area
- Laundry
- House manager
- Persons of 60 years of age and over

Offers Around £269,000



Epworth Court is a prestigious development of retirement apartments situated off King Street and adjoining Christ's Pieces right in the heart of Cambridge and close to all the facilities the city centre has to offer. The scheme contains exceptionally well-appointed apartments together with excellent communal facilities including a sun/garden room, residents' lounge with kitchen, a first-floor balcony overlooking Christ's Pieces, a second-floor meeting room/lounge and covered balcony, laundry, hairdressers, communal gardens and a residents' parking area. A lift provides access to the upper floors.

This double-bedroom apartment is situated on the ground floor and has a south facing outlook onto Christ's Pieces. There is good security with an entry-phone system at the main door, a house manager is on hand and help alarms are fitted throughout the apartment and linked to a 24 hour emergency monitoring station.

**ENTRANCE HALL** with built in store cupboard, airing cupboard with insulated hot water tank, electric radiator.

**LIVING ROOM** 10'6" x 14'9" (3.20 m x 4.49 m) with wall and ceiling lights, off peak electric heater, bay with glazed doors/window overlooking Christ's Pieces and glazed double doors to

**KITCHEN** 7'7" x 7'10" (2.31 m x 2.38 m) with work surfaces on two sides with cupboards and drawers below, inset stainless steel sink unit, electric hob unit and fitted oven, tiled surrounds, plumbing for washing machine, range of wall cupboards, extractor hood, kick-space electric heater and vinyl flooring.

**DOUBLE BEDROOM** 12'11" x 9'1" (3.93 m x 2.77 m) with electric radiator, large built-in double wardrobe cupboard and window overlooking Christ's Pieces

**SHOWER ROOM** A "wet room" with non-slip floor, fully tiled walls, electric shower, wc, handbasin, electric fan heater and extractor.

**OUTSIDE** Well tended communal garden and parking area.

**TENURE** The property is held on the residue of a 150 year lease from 1988 with a ground rent of £175 per annum. There is a service charge to include upkeep of the common areas, cost of the manager, buildings insurance, water/service charges etc and this is understood to currently be £3,205.94 per annum.

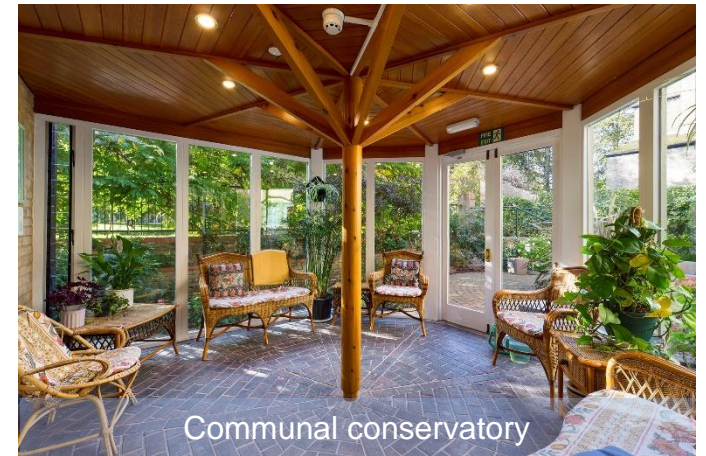
**NOTE** Epworth Court is a retirement complex and occupation of the flats is restricted to persons of 60 years of age and over.

**Council Tax** Band D

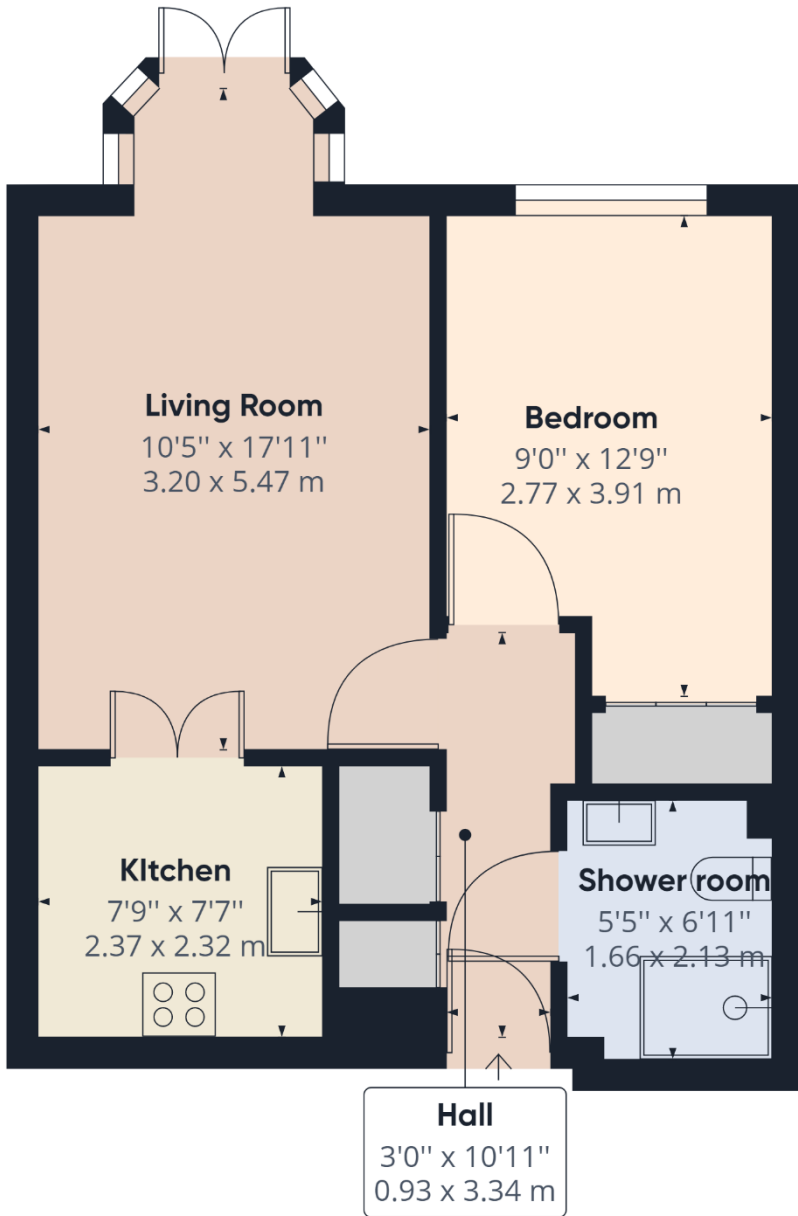
**Viewing** By Arrangement with Pocock & Shaw



Communal ground floor lounge



Communal conservatory



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(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>		

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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