



Topper Street, Cambridge
CB4 2WL



pocock & shaw
Residential sales, lettings & management

44 Topper Street
Cambridge
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A well proportioned two bedroom apartment with an en suite shower room to the main bedroom and parking to the rear

- Ground floor apartment
- Living Room with French windows to two aspects
- Two bedrooms
- Bathroom and en suite shower room with travertine tiling
- Fitted kitchen area
- Gas central heating and double glazing
- Timber flooring
- off Street parking
- No upward chain

Guide Price £269,950



DESCRIPTION

A two bedroom ground floor apartment, situated in a quiet position with French windows in the living room to two aspects. The property benefits from an Ensuite shower room to the Main Bedroom, and is within easy walking distance of Orchard Park centre with its shops and facilities.

Topper Street forms part of the popular Orchard Park development, situated on the north side of the City, conveniently placed for the Science Park, access to the A14, City centre and Cambridge North Railway Station. The apartment is within the catchment for Orchard Park Community Primary School. As previously mentioned, there are a range of local shops and amenities on Orchard Park itself.

Ground floor Communal front door with entrance hall and entrance phone. Private front door to

Hallway recessed ceiling spotlights, entrance phone, radiator, large built in cupboard with lighting and slatted wood shelving, strip wood flooring.

Sitting/dining room 13'3" x 11'3" (4.05 m x 3.44 m) patio doors to two aspects with Juliet balconies, radiator, recessed ceiling spotlights, wood plank flooring.

Kitchen 13'3" x 6'0" (4.05 m x 1.84 m) with window to front, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in gas hob with electric oven below and stainless steel chimney extractor hood (with lighting) over, space for fridge/freezer, space and plumbing for washing machine, stainless steel sink unit and drainer, cupboard housing the Vallant Ecotec Plus 832 gas central heating boiler.

Bedroom 1 11'3" x 12'11" (3.43 m x 3.94 m) with window to side, radiator, recessed ceiling spotlights, TV point, strip wood flooring, wall mounted media point.

En suite shower room with window to side, fully tiled and enclosed shower cubicle with chrome shower unit and glass sliding door, vanity wash handbasin, wc with concealed cistern, chrome heated towel rail, shaver point, extractor fan, deep recessed display shelf, Travertine tiling to walls and floor.

Bedroom 2 9'9" x 7'8" (2.96 m x 2.33 m) with window to side, radiator, recessed ceiling spotlights, wood strip flooring.

Bathroom with window to side, panelled bath with mixer taps and shower attachment, vanity wash handbasin with mirror, integrated lighting and shaver point over, wc with concealed cistern, deep recessed display shelf, extractor fan, recessed ceiling spotlights, chrome heated towel rail, travertine tiling to floor and walls.

Outside There is off street parking to the rear of the development

TENURE The property is leasehold with the original lease being 150 years from 1st July 2006. There is a ground rent payable of £200pa. There is a yearly service charge payable which is £3086.73 for 2023

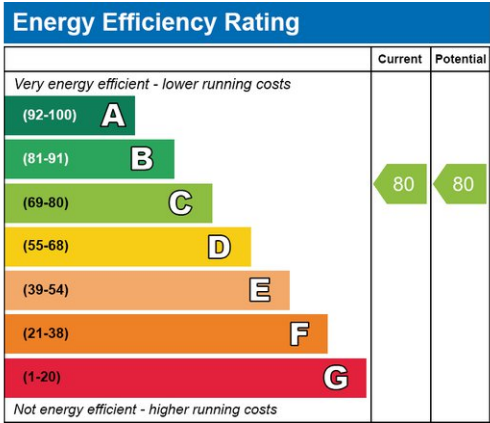
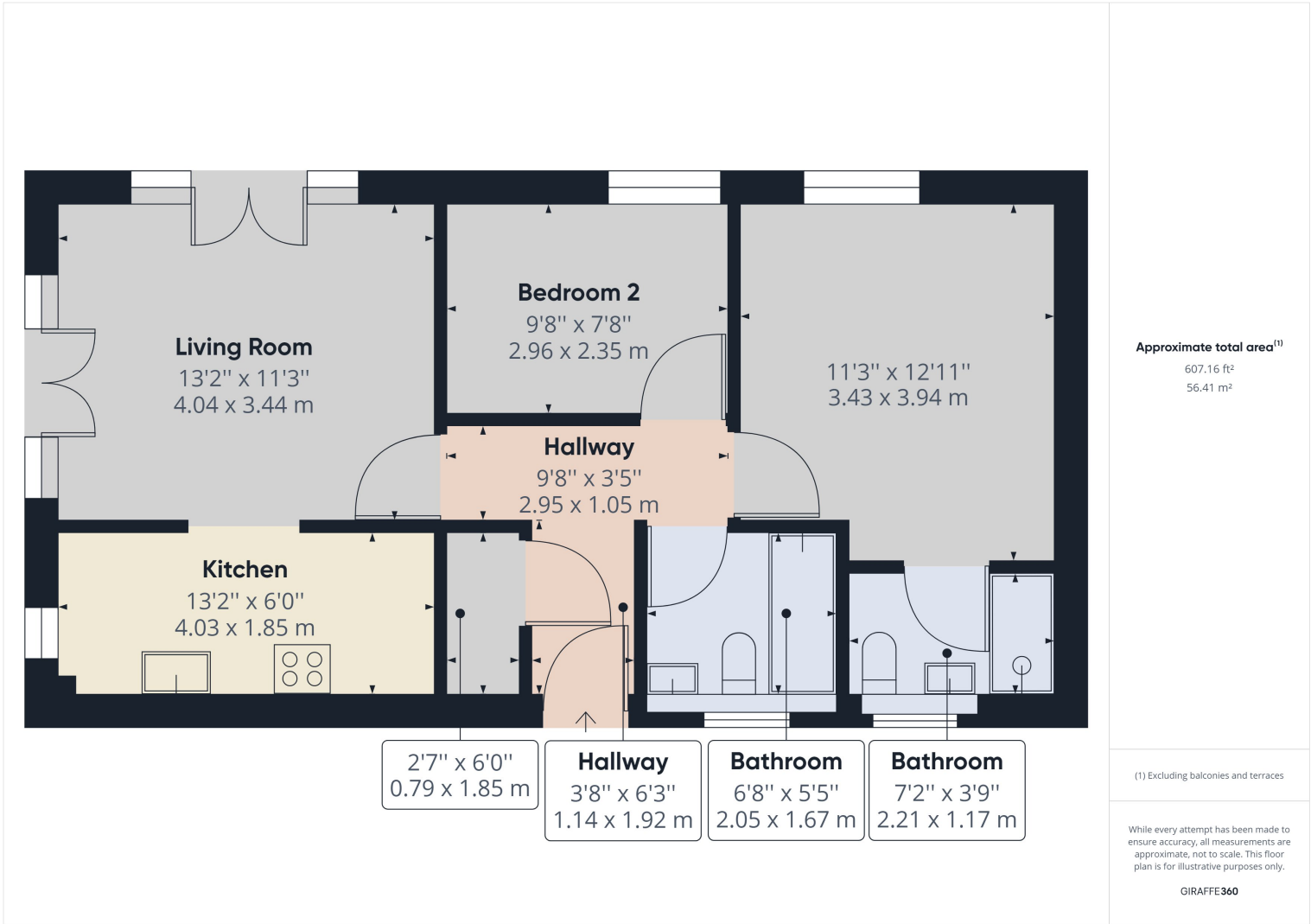
AGENTS NOTE: The vendor has already paid the whole of the service charge due for 2023.

Tenure The property is Leasehold

Council Tax Band C

Viewing By Arrangement with Pocock & Shaw





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