



Fitzgerald Place, Cambridge
CB4 1WA



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41 Fitzgerald Place
Cambridge
Cambridgeshire
CB4 1WA

A stylish two bedroom third (top) floor apartment with its own large terrace in this popular development just to the north/east of the city centre.

- Spacious top floor apartment
- Large terrace and two balconies
- Light and airy living space with access to terrace and balcony
- Fitted semi-open kitchen area
- Popular development adjacent to the River cam, meadow land and recreation space
- Double master bedroom with en suite wet room
- Bathroom
- Gas fired underfloor heating
- Allocated parking

Guide Price £465,000



Fitzgerald Place is a desirable luxury modern development built about 10 years ago and conveniently situated to the north east of the city centre and approached via the riverside bridge and Chesterton High Street.

The apartment benefits from a secure allocated undercroft parking space, which can be accessed from within the apartment block. There are also a number of secure bicycle racks available.

Outside, there are attractive landscaped gardens. A short walk leads to the river and the location offers virtually traffic-free access to the city centre including a number of pleasant walks as well as numerous cycle routes.

This well-proportioned two bedroom apartment is located on the top floor and benefits from its own large roof terrace. The property is currently rented and the existing tenants may be prepared to remain if an investor purchaser is found, alternatively, it will be offered with no upward chain.

In detail, the accommodation comprises;

Communal entrance hallway with entrance phone system, stairs and lift to all floors.

Reception hallway with video entrance phone, laminate wood flooring, large built in cupboard housing the gas boiler and hot water cylinder and thermomax SMT 100 solar heating control.

Sitting/ dining room 24'3" x 12'7" (7.40 m x 3.83 m) with glazed door and full length windows to balcony and front, further full length windows and glazed door to large terrace area (see later), laminate wood flooring.

Kitchen 11'3" x 9'5" (3.42 m x 2.86 m) with extensive range of fitted wall and base units with under unit lighting and tiled splashbacks, built in four ring gas hob with extractor hood over and electric oven below, integrated Smeg dishwasher, integrated fridge freezer, one and a quarter bowl stainless steel sink unit and drainer, integrated Hotpoint washer/dryer, recessed ceiling spotlights, ceramic tiled flooring.

Bedroom 1 15'10" x 11'3" (4.83 m x 3.42 m) with glazed door and full length glass panels to sunny south westerly facing balcony, glazed door and side panels to terrace. Door to

En suite shower room fully tiled room with contemporary shower area with chrome shower unit and glass screen, wash handbasin with tiled recess, fitted mirror, shaver point and downlighters, WC with concealed cistern, chrome heated towel rail, extractor fan, recessed ceiling spotlights, ceramic tiled floor.

Bedroom 2 11'5" x 10'9" (3.49 m x 3.28 m) with full length window, door to

En suite bathroom fully tiled bathroom with Jack and Jill doors to hallway and bedroom 2, panelled bath with chrome shower unit and glass shower screen over, WC with concealed cistern, wash handbasin with recess alcove over with mirror, downlighters and shaver point, chrome heated towel rail, extractor fan, ceramic tiled flooring.

Outside a particular feature of the apartment is its own large 6.4m x 1.2m paved terrace. There is also a sunny south westerly paved balcony with views to the Church from bedroom 1 and a further smaller balcony off the sitting/dining room. Allocated undercroft parking for one car and communal cycle store.

Services All mains services.

Tenure The property is Leasehold - 125 years from 1st May 2006. Ground rent £325 p.a. Service charge £ 2151.49p.a.

Council tax Band D

Viewing By arrangement with Pocock & Shaw





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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