



Graham Road, Cambridge
CB4 2WP



pocock & shaw

Residential sales, lettings & management

41 Graham Road
Cambridge
Cambridgeshire
CB4 2WP

A detached two bedroom coach house style apartment in this popular and conveniently located development to the north of the city.

- Detached Coach House style apartment
- Open Plan living area with timber flooring
- Open plan fitted kitchen area
- Two bedrooms
- Shower Room
- Garage
- No onward chain

Guide Price £275,000



A bright and well-proportioned two bedroom detached coach house style property forming 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. There is also a range of local shops and amenities on Orchard Park itself.

The property is offered with no upward chain and in detail the accommodation comprises;

Storm porch with light, part glazed door to

Reception lobby with radiator, recessed ceiling spotlight, stairs to first floor.

Open plan living area 13'8" x 17'10" (4.16 m x 5.44 m) with window to rear and window to front, good range of fitted wall and base units to kitchen area with roll top work surfaces and tiled splashbacks, under unit lighting, wall mounted Vaillant gas central heating boiler, built in four ring gas hob with extractor hood over and oven below, one and a quarter bowl stainless steel sink unit and drainer, under counter fridge, integrated washing machine, radiator, oak wood flooring, door to

Inner hallway with loft access hatch, radiator, built in cupboard, timber flooring, door to bathroom and door to

Bedroom 2 8'2" x 6'8" (2.48 m x 2.03 m) with window to front, radiator, timber flooring.

Bathroom with window to rear, panelled bath with shower screen, mixer taps and shower attachment over, wash handbasin with recessed display shelf and mirror over, WC, radiator, fully tiled walls, ceramic tiled flooring, extractor fan.

Bedroom 1 13'3" x 8'5" (4.04 m x 2.57 m) with window to front, radiator, recessed ceiling spotlights, oak wood flooring.

En suite shower room with window to rear, fully tiled walls, shower cubicle with chrome shower unit and glass sliding door/panel, wash handbasin with tiled recessed display shelf over, WC, radiator, extractor fan, ceramic tiled flooring.

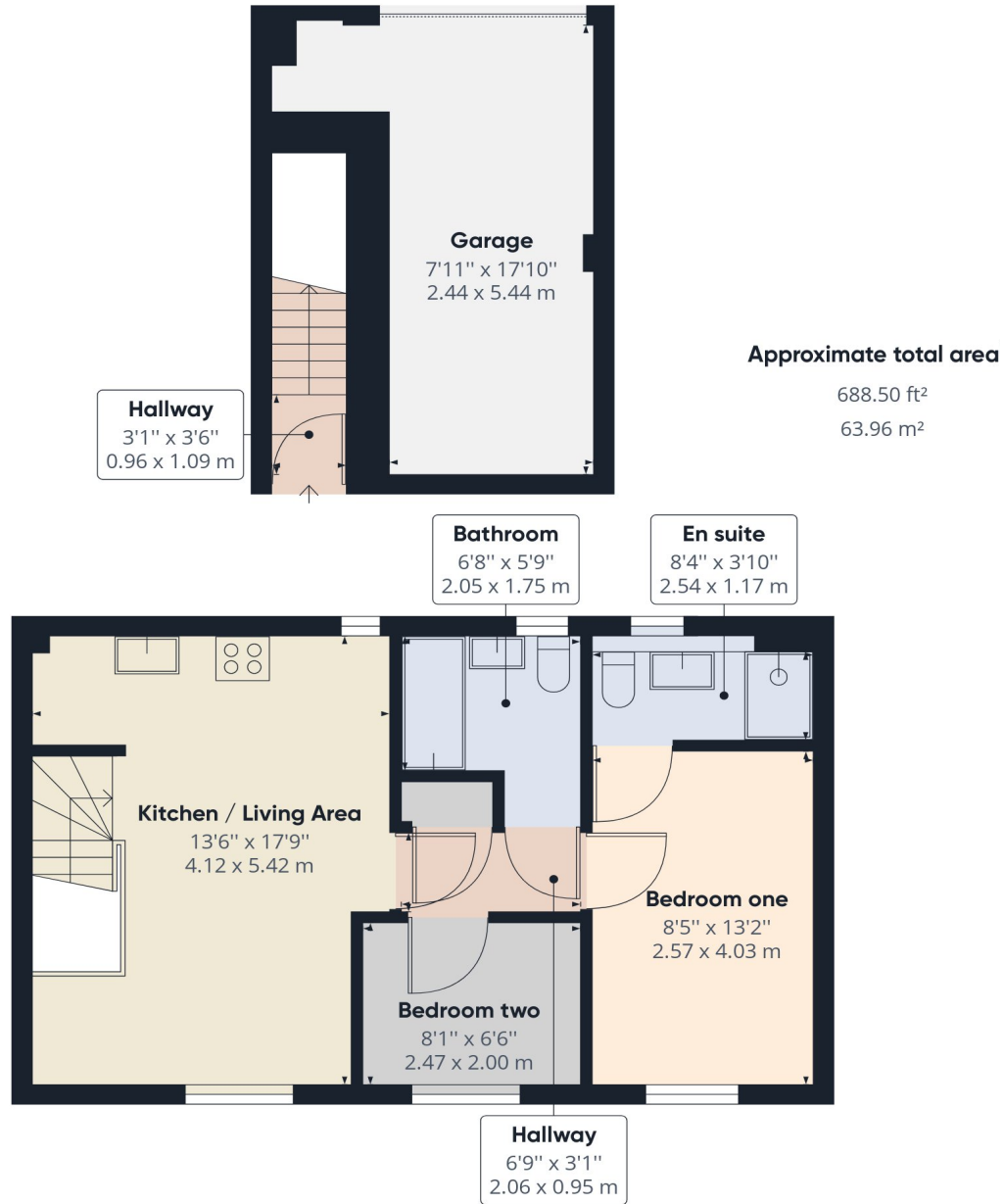
Services All mains services.

Tenure The property is Leasehold. 150 years from 1 July 2006. Ground rent £200 p.a. The service charge for 2023 is £1478.18. This was similar to the service charge paid in 2022 which has just resulted in a £1235 rebate.

Council tax Band C

Viewing By arrangement with Pocock & Shaw





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<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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