



St Matthews Gardens, Cambridge
CB1 2PT

Pocock + Shaw

136 St Matthews Gardens
Cambridge
Cambridgeshire
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A well presented top floor one bedroom apartment enjoying a near-central City location with views towards the communal gardens and green area.

- Sought after city location
- Modern development
- Recently redecorated including carpets.
- Video entrance phone
- Gas central heating
- Secured underground parking
- Communal gardens
- Bin/ bike store
- No upward chain
- Good rental potential

Guide Price £260,000



St. Matthews Gardens is situated in the heart of the Petersfield area, on the east side of the city and only a short walk from the Grafton and Beehive shopping centres. The property is also conveniently placed for access to the city centre and mainline railway station with services to King's Cross and Liverpool Street.

This well-proportioned one bedroom apartment is situated on the top (fourth) floor with views over the communal gardens and open green. The property is likely to appeal to first time buyers/ investors and is offered with no upward chain.

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

Entrance hall with video entrance phone, radiator, built in cupboard with lighting and the Vaillant Ecofit Pure gas combination boiler.

Living room 13'1" x 12'2" (4.00 m x 3.70 m) with window to front with views to landscaped gardens and green areas, radiator, sat/tv/FM points, double doors opening on to

Kitchen 9'8" x 6'5" (2.94 m x 1.96 m) with good range of fitted wall and base units with roll top work surfaces and upstands, built in four ring electric hob with stainless steel splashbacks, chimney extractor hood over, electric oven below, stainless steel sink unit and drainer, Hotpoint washer/dryer, ceiling mounted spotlight unit, integrated fridge/freezer, LVT flooring.

Bedroom 10'6" x 8'8" (3.20 m x 2.63 m) with window to rear, built in wardrobe to part of one wall with smoked glass sliding doors, radiator, loft access hatch.

Bathroom with window to rear, panelled bath with fully tiled surround, mixer taps and shower attachment over, WC, wash handbasin, radiator, shaver point, extractor fan, laminate wood flooring.

Outside Secured allocated underground parking space. Communal green and landscaped gardens. Bin/bike store.

Services All mains services

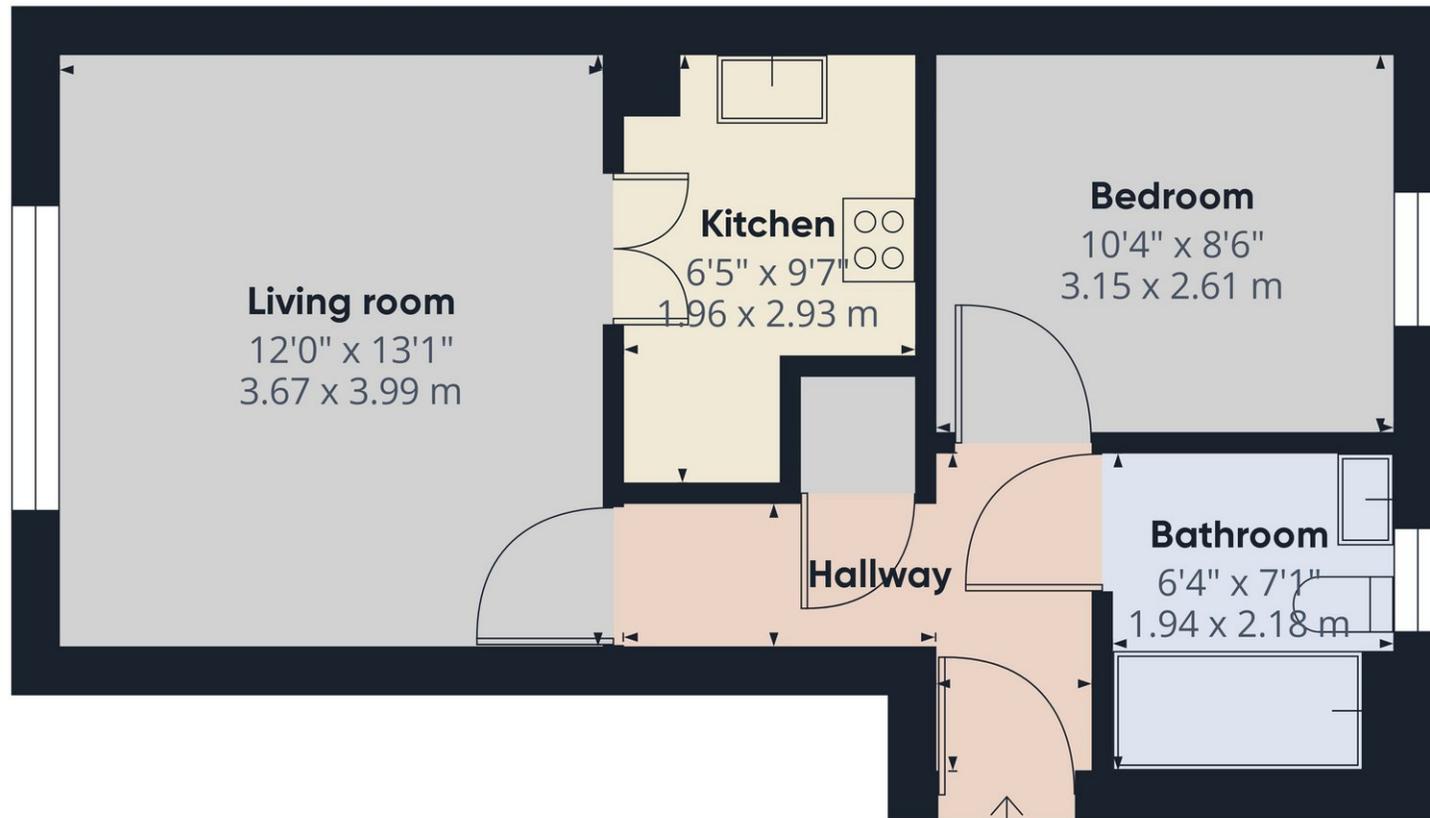
Tenure The property is Leasehold 125 years from 1 January 2002.
Service Charge for 2024: £3,679.52 (2024) p.a.
Ground Rent: £250 p.a.

Council tax Band C

Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Approximate total area

402.79 ft²

37.42 m²

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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