



Burlton Road, Cambridge
CB3 0GU

Pocock + Shaw

21 Burlton Road
Cambridge
Cambridgeshire
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An very well presented second floor two bedroom, modern apartment with parking benefiting from a west facing balcony and established surroundings off Huntingdon Road

- 2 bedroom top floor apartment
- Entrance hall providing built-in storage
- Allocated parking space
- Attractive communal areas and wildlife pond
- Kitchen/ Dining/ Living room
- Westerly facing balcony
- Gas central heating
- No upward chain

Guide Price £338,500



Situated on the second (top) floor of this attractive contemporary building, this two bedroom apartment benefits from views of established surroundings including well-kept communal areas and immaculately kept accommodation which enjoys a high degree of natural light. Outside, the property has one allocated parking space within the parking area and there are neat and established communal grounds to be enjoyed by residents and guests.

Burlton Road forms part of the King's Court development which is situated just off Huntingdon Road, a particularly popular residential road on the north western side of the city. There are local shops nearby on Thornton Road and in Eddington, including a bakers/ coffee shop and a large Sainsbury's supermarket. There is a primary school in Eddington, just a five minute walk away, secondary schooling in Impington and the city is easily accessible by car, public transport and cycle path

In detail the accommodation comprises;

Communal entrance door with entry phone and stairs to second (top) floor. Private front door to

Reception hallway with video entrance phone, radiator, full length window to front, phone point, loft access hatch, airing cupboard with slatted wood shelving and pressurised water cylinder, laminate wood flooring.

Sitting/ Dining room 14'6" x 10'8" (4.41 m x 3.25 m) full length window to side, patio doors to balcony with glass panelling (views beyond), two radiators, satellite, TV and FM points, laminate wood flooring, opening onto

Kitchen area 10'8" x 6'4" (3.26 m x 1.94 m) window to front, excellent range of fitted wall and base units with roll top work surfaces and upstands, stainless steel sink unit and drainer, stainless steel four ring gas hob with stainless steel splashbacks and chimney extractor hood over, electric oven below, integrated washer/dryer, washing machine and fridge/freezer, recessed ceiling spotlights, cupboard housing the Ideal icos gas central heating boiler, ceramic tiled flooring.

Bedroom 1 10'11" x 9'11" (3.34 m x 3.02 m) window to rear, built in wardrobe to one wall with clothes hanging rail and shelving, radiator, TV, satellite and radio points, phone point.

Bedroom 2 10'10" x 6'2" (3.29 m x 1.89 m) window to rear, radiator.

Bathroom window to front, panelled bath with chrome shower unit over, shower screen and fully tiled surround, WC with part tiled wall and recessed display shelf behind, shaver point, extractor fan, chrome heated towel rail, ceramic tiled flooring.

Services All mains services.

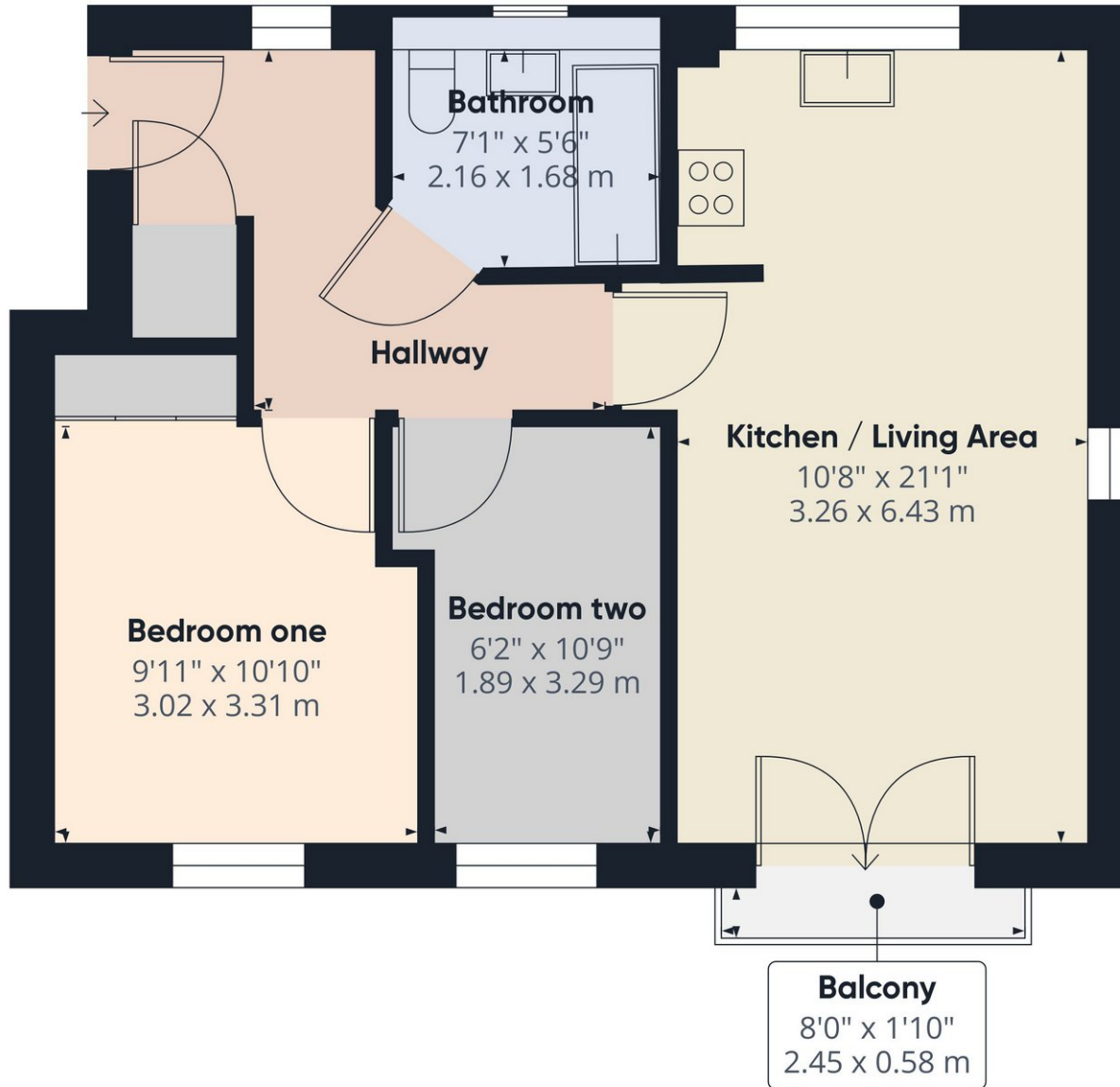
Agent's Note Furniture available under separate negotiation.

Tenure The property is Leasehold. 150 years from 1 January 2010. Service charge £1852.96 per annum. Ground rent £267.92 per annum.

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Approximate total area

538.95 ft²

50.07 m²

Balconies and terraces

15.28 ft²

1.42 m²

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

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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