



William Smith Close, Cambridge  
CB1 3QF

**Pocock + Shaw**

78 William Smith Close  
Cambridge  
Cambridgeshire  
CB1 3QF

A second floor two bedroom apartment with a newly fitted kitchen and bathroom in this popular development within easy walking distance of the railway station.

- Second floor apartment
- Recently fitted kitchen
- Recently fitted bathroom
- Two bedrooms
- Double glazing
- Easy walking distance to train station
- Parking within the development
- Excellent rental potential
- No upward chain

Guide Price £290,000



William Smith Close is an extremely popular scheme of flats and houses located next to the cycle bridge over the railway line and offering excellent access to Cambridge railway station and city centre itself. A diverse range of shops are available on Mill Road and a Sainsbury's supermarket is close at hand on Coldhams Lane.

The property has recently been updated with a new kitchen and bathroom. The property should appeal to an investor as well as first time buyers and comes with the advantage of no upward chain.

In detail, the accommodation comprises;

**Communal entrance** with security entry code, stairs to second (top) floor, private front door to

**Entrance hallway** with loft access hatch, electric wall mounted heater with digital display, coat hooks.

**Sitting/dining room** 15'7" x 9'4" (4.75 m x 2.85 m) with windows to two aspects, wall mounted storage heater, door to

**Refitted kitchen** 8'11" x 7'8" (2.72 m x 2.34 m) with excellent range of cream high gloss wall and base units with roll top work surfaces and tiled splashbacks, stainless steel sink unit and drainer with mixer taps, Indesit washing machine and fridge/freezer, newly fitted halogen hob with stainless steel chimney extractor hood over and electric oven below, laminate flooring.

**Bedroom 1** 12'8" x 8'7" (3.86 m x 2.61 m) with window to front, electric wall mounted panel heater.

**Bedroom 2** 8'11" x 6'9" (2.72 m x 2.07 m) with window to front, wall mounted electric panel heater, door to airing cupboard.

**Bathroom** with window to side, newly fitted bathroom comprising panelled bath with chrome Triton shower unit over and fully tiled surround, shower curtain and rail, WC, wash handbasin, chrome heated towel rail, wall mounted electric convector heater, laminate wood flooring.

**Outside** The development offers communal garden areas, communal bin store, clothes drying area and bicycle storage.

An allocated car parking space is provided within the large residents car park and there are various visitor spaces throughout the scheme.

**Services** Mains water, electricity and drainage.

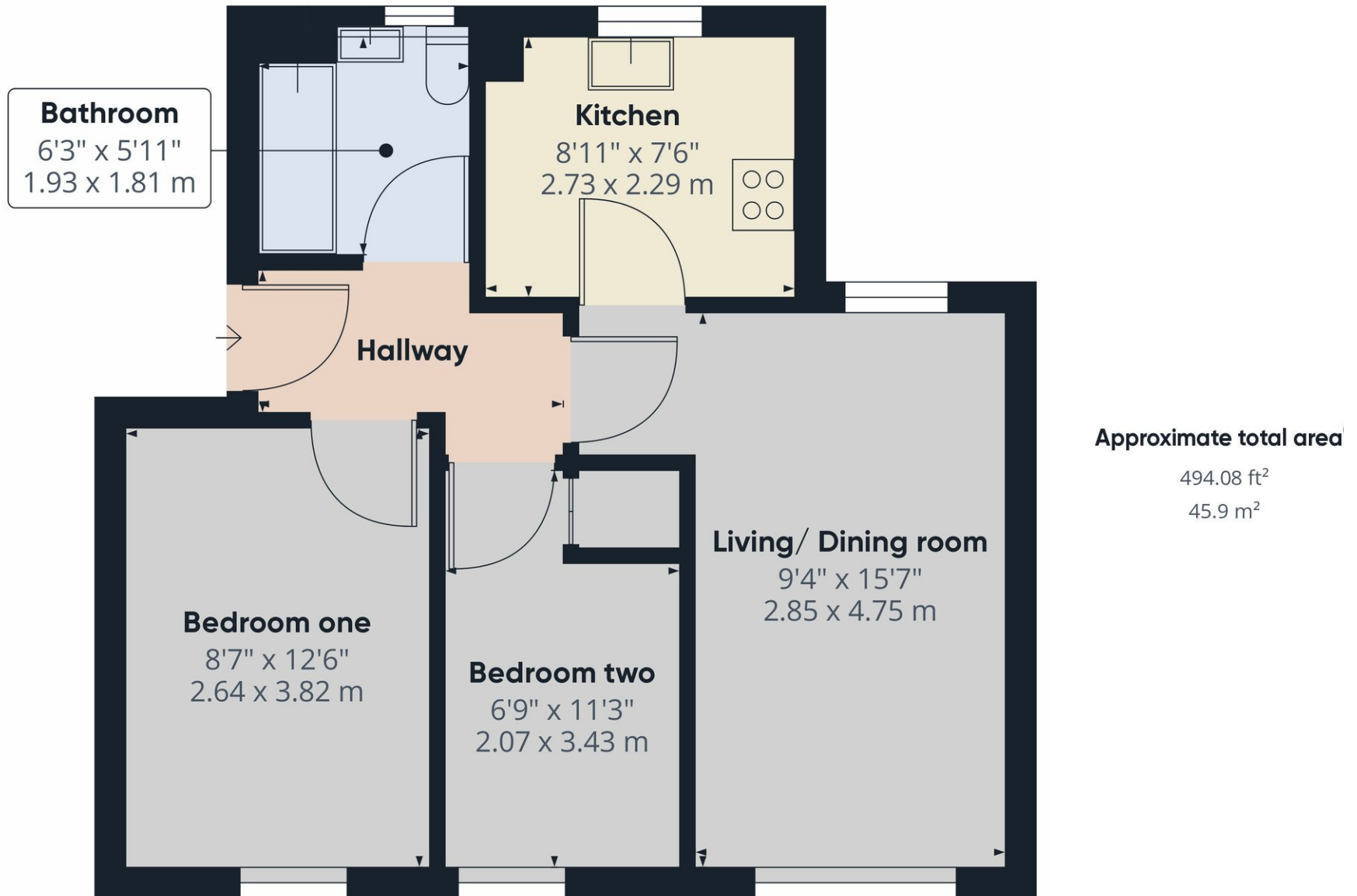
**Tenure** The property is Leasehold with an unexpired term of 175 years. Service charge about £1425 per annum. There is no ground rent and there is an option to increase the lease to 999 years.

**Council Tax** Band B

**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	70	78
(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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