



Alice Bell Close, Cambridge  
CB4 1YF

Pocock+Shaw



16 Alice Bell Close  
Cambridge  
CB4 1YF

A one bedroom second floor apartment situated just off Milton Road, well placed for access into the city centre, the Science Parks and Cambridge North railway station

- Bright and airy second floor apartment
- Open plan living room with Juliet balcony
- Fitted kitchen
- Bathroom
- Allocated parking
- Communal cycle and bin store
- First time buyer/ investment opportunity
- No upward chain

Guide Price £250,000



Alice Bell Close forms part of a modern development to the north of the City, conveniently located off Milton Road, within walking and cycling distance to the City Centre, Science/business Park and Cambridge North railway station.

The apartment is located on the second floor and offers bright and airy accommodation. The property comes with the benefit of use of the communal areas, cycle and bin store as well as an allocated parking space.

The property should prove of interest to homebuyers and investors alike and in detail the accommodation comprises;

**Communal entrance door** with entrance alarm system.

**Communal entrance** with stairs to second floor. Private front door to

**Entrance hallway** with built in cupboard, entrance phone system, further built in cupboard with slatted wood shelving, radiator, doors to

**Sitting/dining room** 16'3" x 13'9" (4.95 m x 4.18 m) with window to front, glazed door with glazed side panels to Juliet balcony, two radiators, opening onto

**Kitchen** 9'2" x 6'3" (2.80 m x 1.90 m) with window to front, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, built in four ring gas hob with electric oven below and stainless steel chimney extractor hood over, washing machine and fridge/freezer, wall mounted Potterton Promax Combi He plus boiler.

**Bedroom** 13'8" x 9'6" (4.16 m x 2.89 m) with window to side, radiator.

**Bathroom** with panelled bath with fully tiled surround, chrome shower unit and glass screen over, wash handbasin with tiled splashbacks, mirror with strip light and shaver point over, WC, radiator, extractor fan.

**Outside** Allocated parking space, communal cycle and bin stores.

**Services** All mains services.

**Tenure** The property is leasehold - 99 Years from 1st April 2010. The service charge for the year ending June 2024 is £1326.343, which is paid in two half-yearly instalments. We understand there is no ground rent payable.

**Agents Note** Exchange of contracts (unless an investment buyer is secured) could not occur until the flat becomes vacant in August

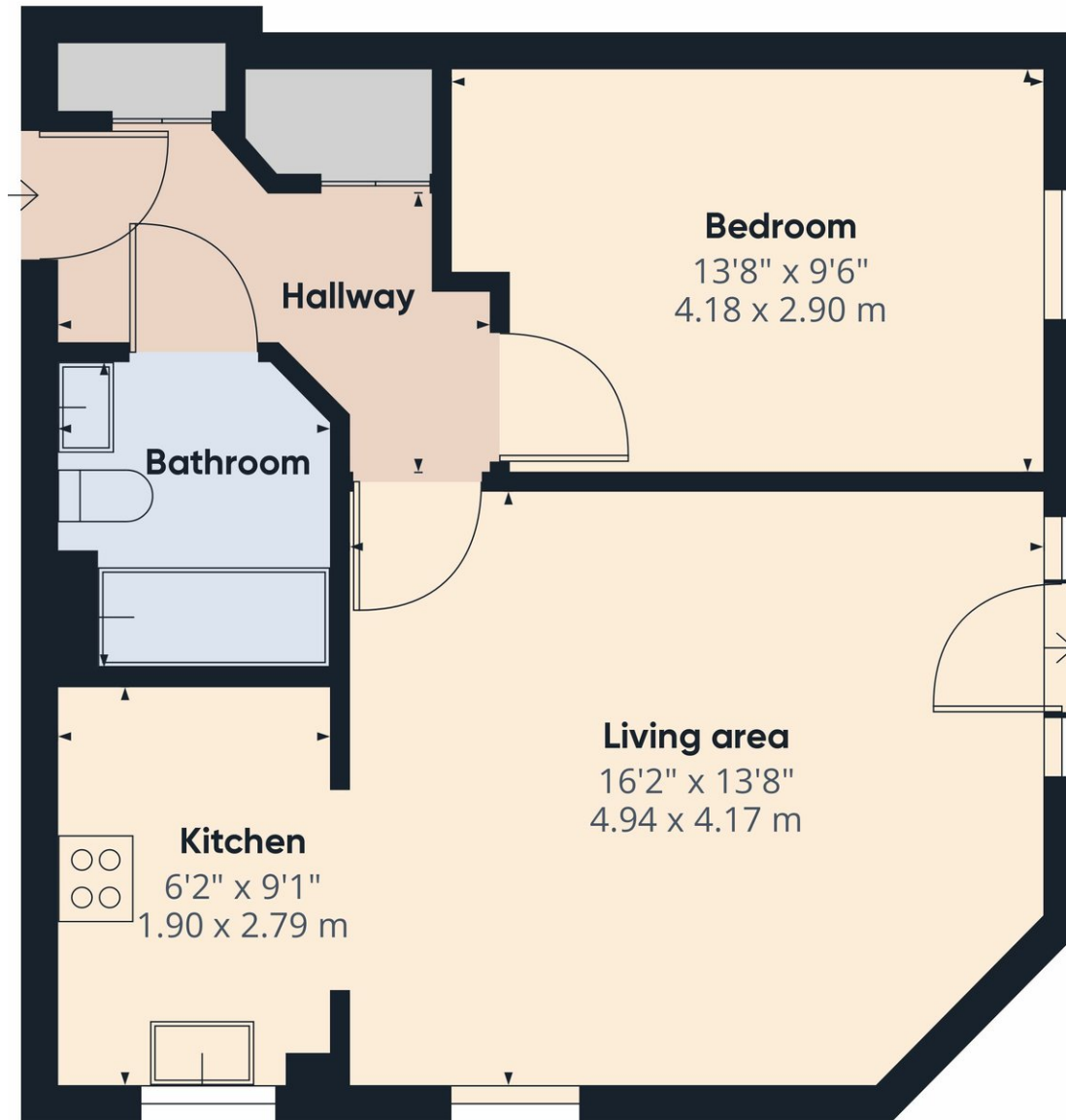
**Council tax** Band B

**Viewing** By arrangement with Pocock & Shaw



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





**Approximate total area**

523.1 ft<sup>2</sup>

48.6 m<sup>2</sup>

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

**Pocock + Shaw**