



Beaulands Close, Cambridge  
CB4 1JA



pocock & shaw

Residential sales, lettings & management



41 Beaulands Close  
Cambridge  
Cambridgeshire  
CB4 1JA

A spacious first floor apartment with views over the communal gardens in this sought after and near central development adjacent to the River Cam and Midsummer Common.

- Near central location
- Close to the River and Midsummer Common
- Views over the communal gardens
- Spacious sitting/dining room
- Bathroom
- Electric heating/double glazing
- Secure parking with gated entry to development
- Good rental potential

Guide Price £285,000





Beaulands Close is a sought after private development adjacent to the River Cam at the end of De Freville Avenue, located in the heart of the City.

In brief, the accommodation comprises

Stairs and covered first floor walk way with private part glazed door to:

**Entrance hall** with coat hooks, electric heater, airing cupboard with lagged hot water tank and shelving, doors to all other rooms (see later) and sliding door to

**Kitchen** 7'9" x 8'3" (2.37 m x 2.51 m) with window to front, range of fitted wall and base units with work surfaces and tiled splashbacks. Electric cooker, Bosch dishwasher, Bosch fridge/freezer and Beko washing machine to remain. Stainless steel sink unit and drainer, extractor fan, ceiling mounted spotlight unit and under cabinet lighting.

**Sitting/dining room** 19'7" x 9'10" (5.96 m x 2.99 m) with two windows offering views over the attractive landscaped gardens, two wall mounted electric heaters, built in shelving to one wall.

**Bedroom** 11'9" x 9'11" (3.59 m x 3.01 m) with two windows to side, wall mounted electric heater, built in wardrobe cupboard with clothes hanging rail.

**Bathroom** with window to side, panelled bath with tiled surround and Mira shower unit over, wc, wash handbasin, recessed display shelf, wall mounted electric convector heater, chrome heated towel rail, extractor fan, mirror fronted cabinet with strip light over, patterned lino flooring.

**Outside** The property enjoys a near central city location and is set within landscaped communal gardens. There is an allocated parking space (number 41) with vehicular access to the development being via a remote controlled gate.

**Tenure** The property is Leasehold with a share of freehold (Beaulands Close Management Ltd). 999 years from 25th March 2003. Service charge April 2023 - March 2024 £2,800. Relative to prior years this is a major uplift of £1000.00 per year. Short term it will fund the balustrades replacement, but there are other significant improvements over the next few years planned and not just like for like maintenance. We understand that there is general support among leaseholders for the higher charges and getting these works done.

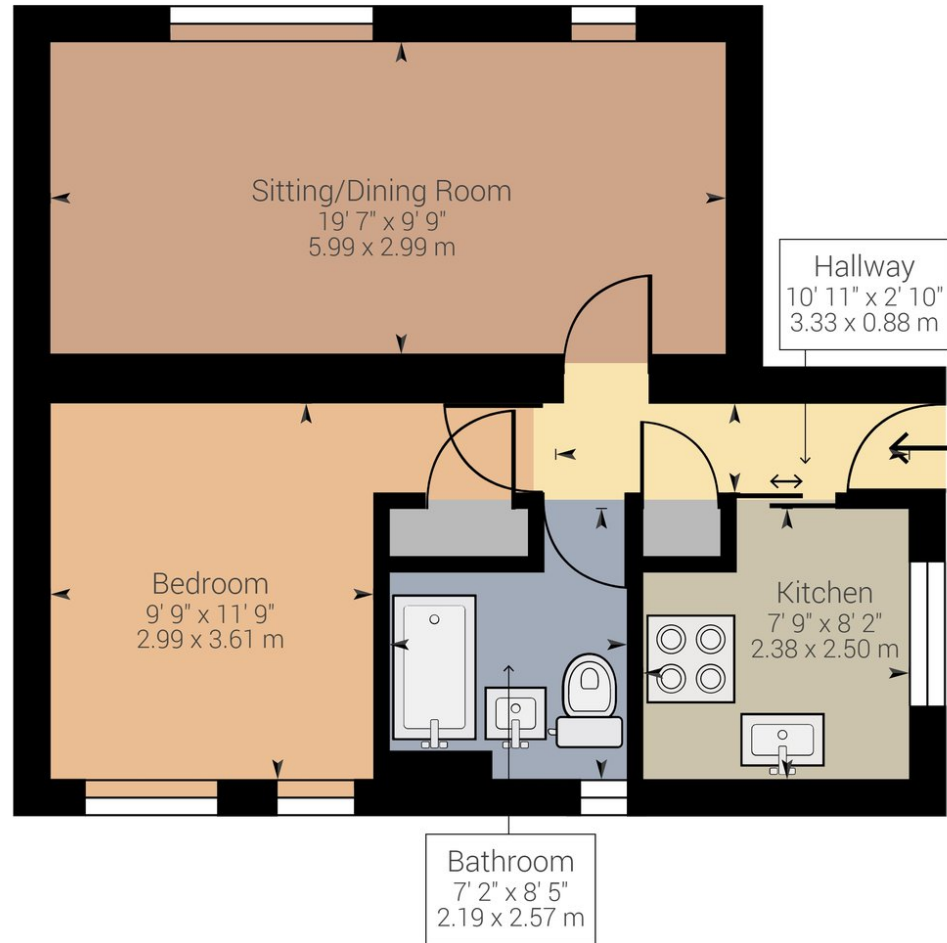
Service charge April 2023 - March 2024 £2,800.

**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			



Approximate net internal area: 490.63 ft<sup>2</sup> / 45.58 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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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