



Harvey Goodwin Gardens, Cambridge
CB4 3EZ

Pocock + Shaw

52 Harvey Goodwin Gardens
Cambridge
Cambridgeshire
CB4 3EZ

A compact one bedroom second floor flat, in this mature development tucked away in it's own private grounds, just to the north of the City Centre.

- Communal hall with stairs and lift to all floors
- Entrance hall
- Sitting room
- Kitchen
- Bedroom
- Bathroom
- Electric storage heating
- Communal grounds
- Off road parking
- No upward chain

Offers in region of £225,000



Tucked away less than two miles from the City Centre, set in lovely mature grounds, a compact one bedroom second floor flat. With ample off road parking, electric storage heating and the convenience of a communal laundry room.

Communal entrance door Key fob entry.

Communal hall Stairs and lift to all floors.

Second floor, entrance door to:

Hall Double storage cupboard, door to

Sitting room 11'1" x 9'2" (3.38 m x 2.79 m) Velux window to the rear, electric storage heater, opening to:

Kitchen 7'2" x 4'10" (2.18 m x 1.47 m) Fitted single drainer stainless steel sink unit, single base unit. Space for electric cooker, part ceramic tiled splashback.

Bedroom 8'7" x 7'7" (2.62 m x 2.31 m) Velux window to the rear, electric storage heater, double fitted wardrobe.

Bathroom Coloured suite with pedestal wash basin, close coupled wc and bath, part ceramic tiling to the walls. Wall mounted electric heater.

Outside There are two car parking area's, communal bin store and large grassed area with mature tree's.

Communal Laundry Room On the ground floor there is a communal laundry with coin operated washing machines and dryers.

Tenure Leasehold for a term of 999 years from 1st August 2012. The leaseholder of number 52 is a shareholder of Harvey Goodwin Freehold Limited, the residents property management company which owns the freehold of the block.

The service charge is currently £1128.04

Services Mains electricity and drainage. No gas.

Council Tax Band B

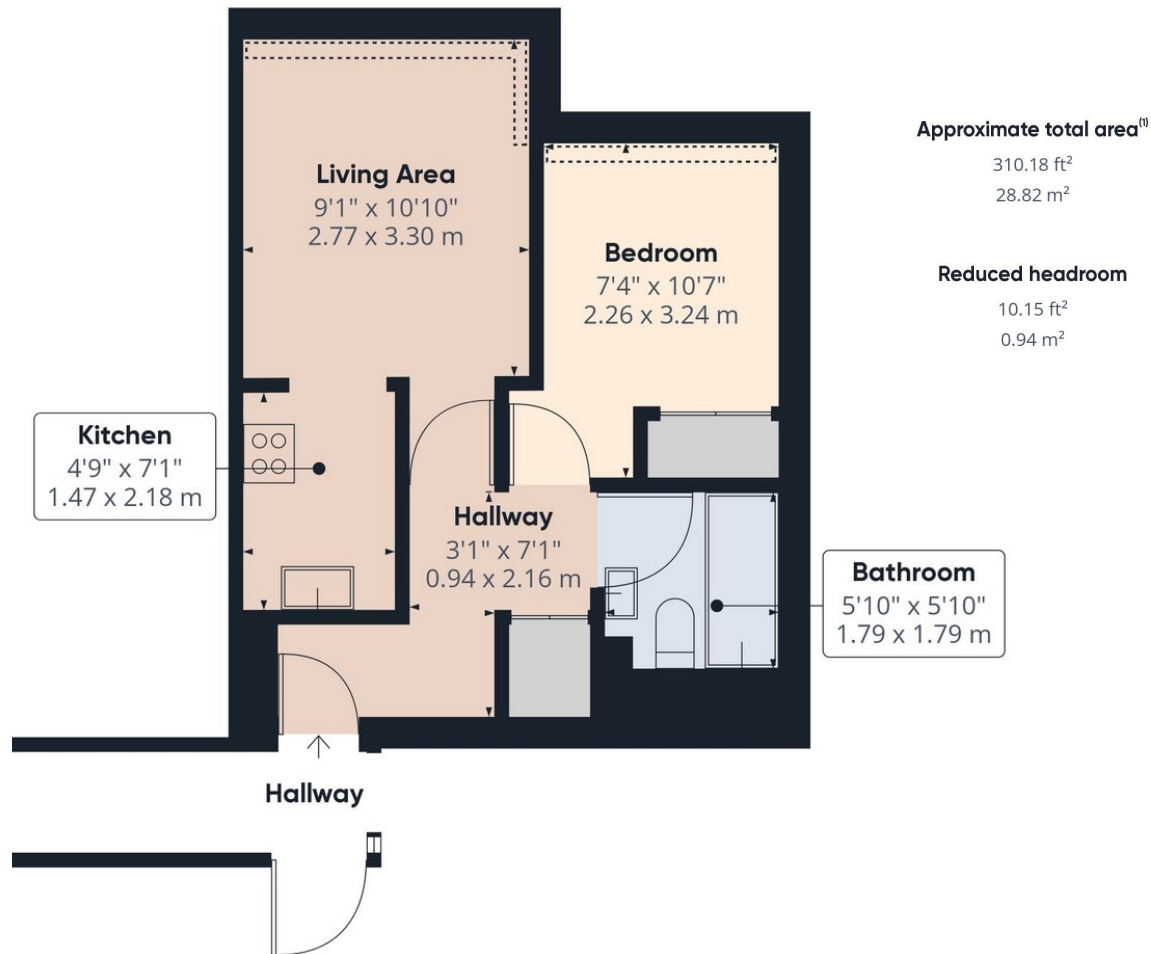
Viewing By Arrangement with Pocock + Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



Communal laundry



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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