



St Matthews Gardens, Cambridge
CB1 2PS

Pocock + Shaw

125 St Matthews Gardens
Cambridge
Cambridgeshire
CB1 2PS

A well proportioned top floor one bedroom apartment with views to the communal gardens, enjoying an excellent near central city location offering easy access to the station and city centre and Beehive Centre.

- Sought after city location
- Modern development
- Video entrance phone
- Gas Central Heating
- Secured underground parking
- Communal gardens
- Bin/ Bike store
- No upward chain
- Good rental potential

Guide Price £240,000



125 St Matthews Gardens is a well proportioned one bedroom apartment within this sought after purpose built development within easy walking distance of the city and the extensive shopping facilities at the Beehive Centre.

The apartment is situated opposite a good sized green landscaped area and benefits from secured underground parking and a brick built store shed.

Communal Entrance Hallway with video entrance phone and stairs to all floors. Private front door to

Entrance hallway with video entrance phone, radiator, doors to

Sitting/ Dining room 13'10" x 9'8" (4.22 m x 2.94 m) with two windows to front with views to communal green/garden, radiator. Double doors to

Kitchen 9'11" x 10'4" (3.01 m x 3.15 m) with excellent range of fitted wall and base units with work surfaces and upstands, stainless steel sink unit and drainer, Indesit washing machine, four ring electric hob with stainless steel splashbacks and stainless steel extractor hood over, electric oven below, integrated fridge/freezer, under unit spotlights, ceiling mounted spotlight unit.

Bedroom 9'10" x 10'9" (3.00 m x 3.27 m) with window to rear, radiator, built in cupboard housing the Ideal gas central heating boiler.

Bathroom with window to rear, panelled bath with fully tiled surround, mixer taps and shower attachment over, WC and vanity wash handbasin with part tiled wall and recessed display shelf behind, mirror fronted wall cabinet, extractor fan, radiator.

Outside Attractive communal gardens, secured underground parking space (number 125)

Services All mains services.

Tenure The property is Leasehold.

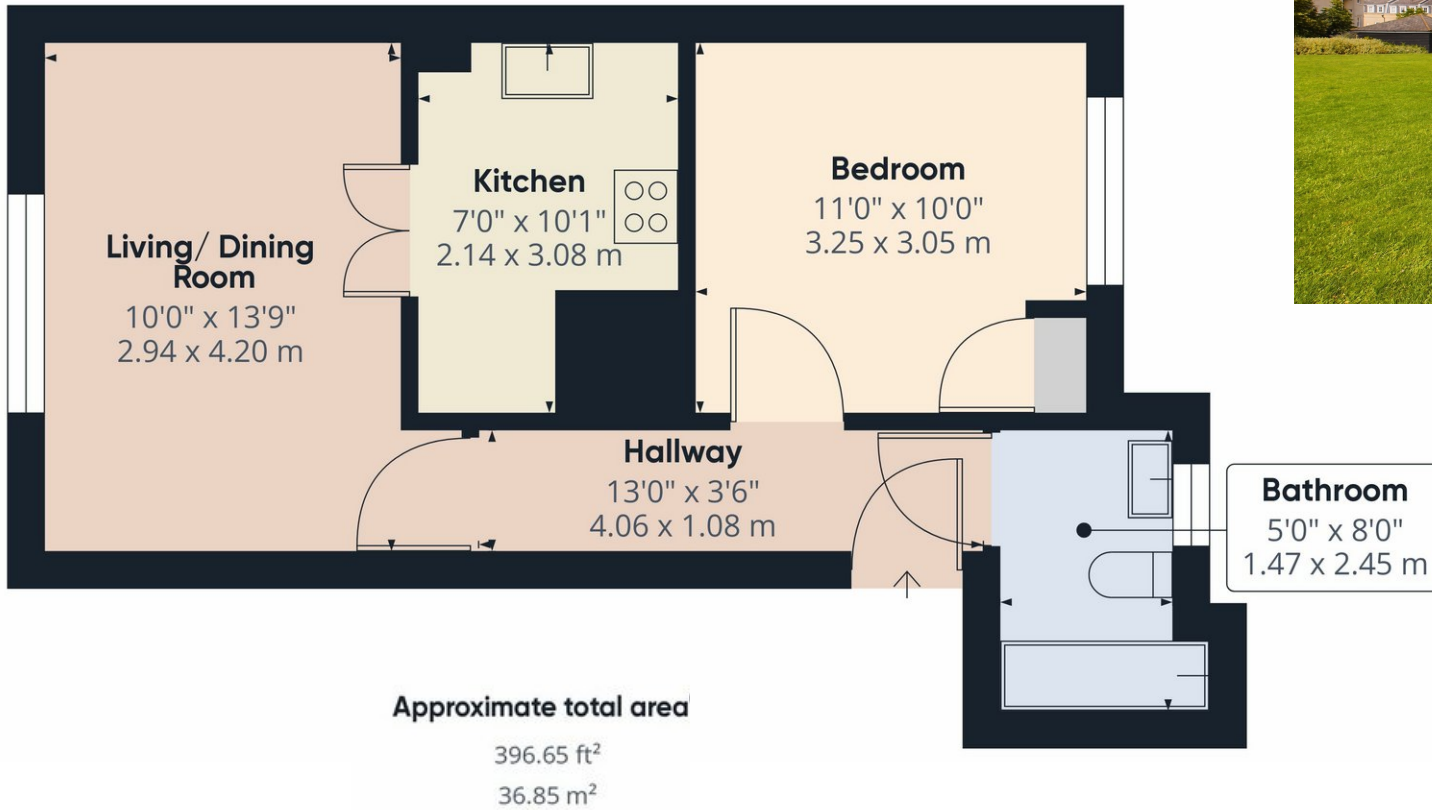
125 years from 1 January 2002.

Service Charge for 2024: £3,679.52 (2024) per annum
Ground Rent: £250 per annum for the first 25 years rising to £500 for the next 25 years and a further £1000 for the next 25 years after and then a further £2000 for the following 25 years and finally £4000 for the next 25 years.

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	77	
(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

Pocock + Shaw