



Beaulands Close, Cambridge  
CB4 1JA

Pocock+Shaw



6 Beaulands Close  
Cambridge  
Cambridgeshire  
CB4 1JA

An immaculate ground floor apartment located next to the River in the favoured De Freville Avenue area of the city. The property features a refitted kitchen along with an allocated parking space and no onward chain.

- Near central location
- Close to the River and Midsummer Common
- Double bedroom
- Spacious Living/ Dining room
- Refitted Kitchen
- Electric heating and double glazing
- Secure parking with gated entry to development
- Offered with no onward chain

Guide Price £275,000



Beaulands Close is a sought after private development adjacent to the River Cam at the end of De Freville Avenue, offering easy access to Midsummer Common, Jesus Green and the city centre.

This beautifully presented and updated ground floor apartment offers well proportioned accommodation and well tended communal gardens. The property is offered with no onward chain and benefits from secure car parking.

**Entrance Hall** Electric heater, airing cupboard with tank and shelving, coat cupboard.

**Kitchen** 7'8" x 6'9" (2.34 m x 2.07 m) Re fitted range of wall and base units, extensive working surfaces with inset sink and integral waste disposal unit, space for a range of appliances (available by separate negotiation) tiled splashbacks, double glazed window.

**Living room** 19'4" x 9'7" (5.90 m x 2.93 m) Double glazed windows to two aspects, wall mounted electric heaters.

**Bedroom** 11'6" x 9'11" (3.51 m x 3.02 m) Two double glazed windows, wall mounted electric heater.

**Bathroom** 6'10" x 5'4" (2.08 m x 1.63 m) Three piece suite comprising, vanity wash basin with mixer tap, panelled bath with wall mounted electric shower over, WC, tiled splashbacks.

**Outside** The development is set within attractive landscaped gardens and benefits from one allocated parking space with access via a remote controlled barrier.

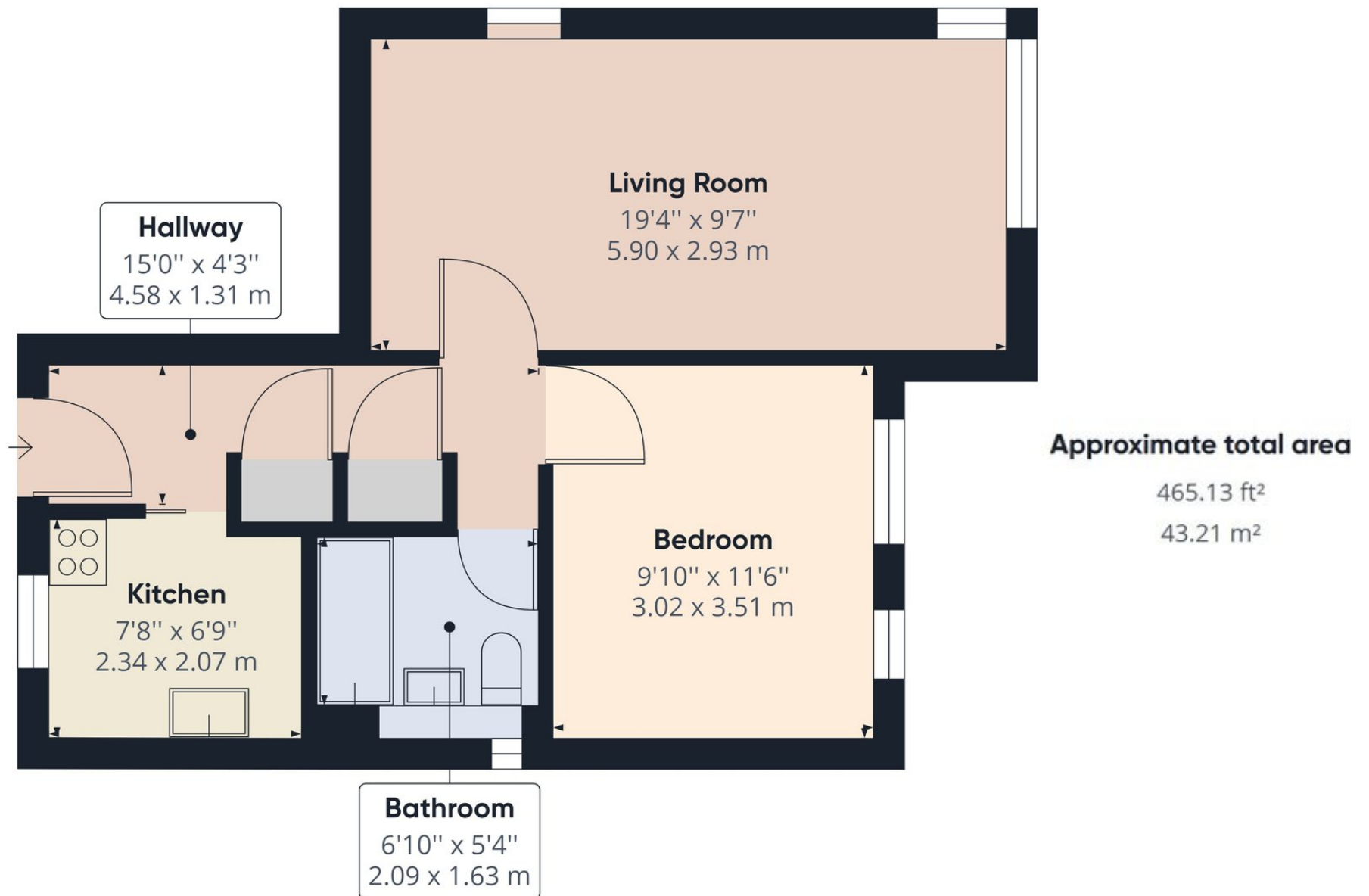
**Tenure** The property is Share of Freehold, held on a 999 year lease from 25th March 2003.  
Service Charge - £2,600 per annum (payment of £1,300 required in April and October)  
No Ground Rent

**Council Tax** Band C

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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**