



Unwin Square, Cambridge
CB4 2ZD

Pocock + Shaw

2 Unwin Square
Cambridge
CB4 2ZD

A very spacious two bedroom ground floor apartment, located just to the north of the City, in this popular residential location. With a number of shops just a short walk away, along with the Guided Busway offering a frequent service to the City Centre and Cambridge North railway station

- Communal hall with intercom entry
- Reception hall with cloaks cupboard
- Spacious sitting room with French doors
- Well fitted kitchen
- Two double bedrooms
- En-suite shower room to bed one
- Family bathroom
- Small garden/patio area.
- Off road parking space
- No onward chain

Offers in region of £299,950



A very spacious ground floor apartment, located to the north of the City Centre. With a spacious reception hall, large sitting room and two double bedrooms.

Set on a corner plot, with a small enclosed garden/ patio area, and off road parking space to the rear.

The Guided Busway is just a short walk away and Cambridge North station is easily accessed accordingly. There are several shops and a school close by.

COMMUNAL DOOR Intercom entry phone to communal hall. Door to:

RECEPTION HALL Large walk in cloaks cupboard with pressurised hot water tank. Wall mounted Dimplex electric heater. Door to:

SITTING ROOM Double French doors to the front and side. Wall mounted Dimplex electric heater.

KITCHEN Well fitted range of units with wood block effect work surface, inset one and a half bowl single drainer sink unit, with mixer tap. Integrated dish washer and washing machine, inset four burner stainless steel hob, with single oven beneath, canopy extractor above. Matching range of wall mounted cupboards. Window to the front, Wall mounted Dimplex electric heater.

BEDROOM ONE Window to the side, wall mounted Dimplex electric heater, door to:

EN-SUITE SHOWER ROOM Window to the rear, pedestal wash basin, close coupled WC and double shower cubicle with fitted shower, part ceramic tiling to the walls, Wall mounted Dimplex electric heater.

BEDROOM TWO Window to the side, wall mounted Dimplex electric heater.

BATHROOM Fitted suite, with pedestal wash basin, close coupled WC and bath with mixer tap and fitted shower. Part ceramic tiling to the walls. Chrome heated towel rail/radiator.

OUTSIDE There is a small garden area, with patio, hedge and cast iron railing to boundary. Single off road

parking space to the rear & a lockable bike shed per block.

SERVICES All mains services are connected.

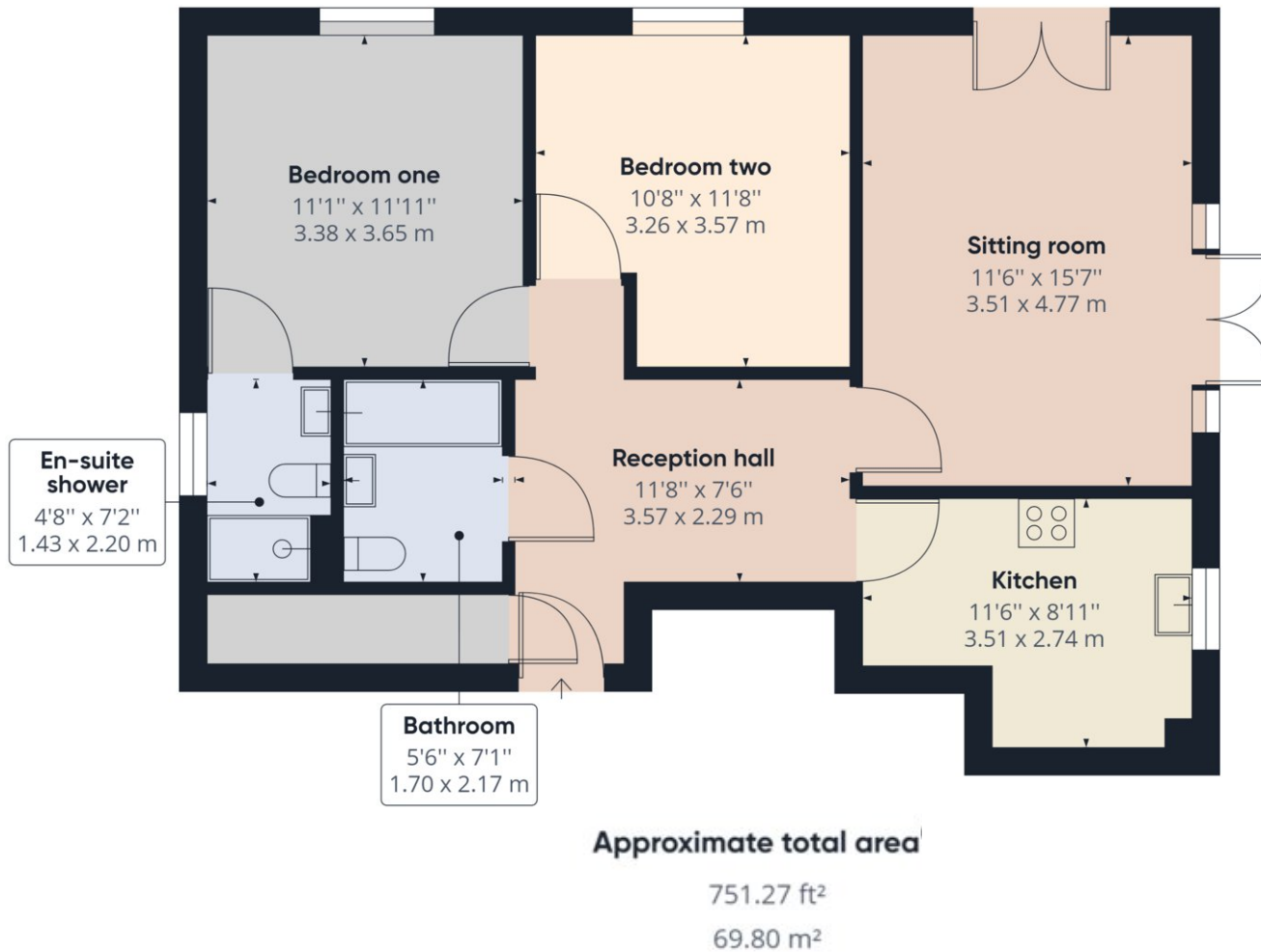
TENURE Leasehold from 25th March 2016 to 24th March 2115.

Ground rent £375 PA.
Maintenance charge £1,715 PA.

VIEWING By prior appointment with Pocock + Shaw

COUNCIL TAX Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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