



Geldart Street, Cambridge, CB1 2LX



pocock & shaw

Residential sales, lettings & management

9 Geldart Street
Cambridge
CB1 2LX

A well presented two bedroom first floor maisonette with parking in this highly sought after and near central city location

- First floor two bedroom maisonette
- Light and airy accommodation
- Re-fitted shower room
- Modern fitted kitchen area
- Fitted wardrobes to one bedroom
- Double glazing
- Gas central heating
- Off road allocated parking
- Rear garden
- No upward chain

Offers around £295,000



Geldart Street is very conveniently located off Sturton Street and lies within walking distance of the city centre as well as being within easy reach of the Grafton and Beehive Centres.

9 Geldart Street is a well proportioned 2 bedroom maisonette which has been upgraded to include a new kitchen, double glazing and a recently re-fitted shower room. This bright and airy property would make an excellent home or investment purchase and benefits from a long lease, low service charge and ground rent. It also comes with the added benefit of off street allocated parking, enclosed rear garden and no upward chain.

AGENTS NOTE: There is an incentive of up to £1500 to enable someone to do works to the garden post completion - this could be used to divide the garden with its own access or /and for general landscaping.

In detail the accommodation comprises:-

Part glazed upvc door to

RECEPTION LOBBY shared with ground floor maisonette, utility cupboard, wall light, private front to maisonette with staircase leading to;

FIRST FLOOR HALLWAY with window to front, loft access hatch, electric panel heater, vinyl flooring.

LIVING ROOM 13' 4" x 9' 3" (4.06m x 2.82m) with window to front, wall mounted electric panel heater, vinyl flooring, open plan to the;

KITCHEN AREA 7' 11" x 6' 4" (2.41m x 1.93m) with window to rear, excellent range of modern kitchen units with breakfast bar area, worksurfaces with tiled splashbacks, Indesit electric cooker with extractor hood over, space and plumbing for washing machine and under counter fridge/freezer, stainless steel sink unit and drainer.

BEDROOM 1 10' 9" x 8' 0" (3.28m x 2.44m) with window to front, wall mounted electric panel heater.

BEDROOM 2 10' 2 (to wardrobes)" x 7' 5 (max)" (3.1m x 2.26m) with window to rear, wall mounted electric panel heater, built-in wardrobes to one wall.

SHOWER ROOM refitted in 2017 with window to rear, fully enclosed shower cubicle with aquaboard surround and Triton shower unit, vanity wash hand basin, mirror-fronted cabinet with lighting over, wc, chrome heated towel rail, wall mounted Dimplex electric heater, extractor fan

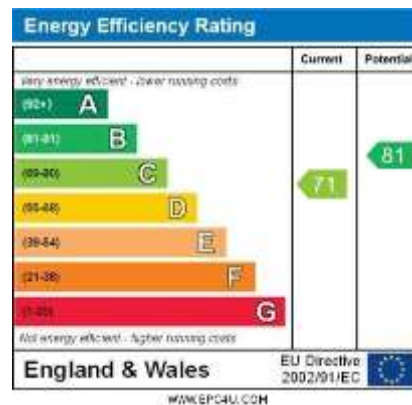
OUTSIDE The property benefits from a rear garden area - accessed via a rear passageway adjacent to the parking area. The garden is currently open plan with the ground floor maisonette - the left hand side section (as you look out of the rear windows) belonging to number 9 and extending to approximately 24 feet. The garden could be sectioned off individually if desired. Open sided bike shelter.

PARKING - the maisonette enjoys an off- road allocated parking space.

TENURE The property is leasehold and benefits from the residue of a long lease - 999 years from 1975. The current ground rent is £15 p.a . There is no fixed maintenance charge other than the buildings insurance cost which is shared between the upstairs and ground floor maisonettes.

COUNCIL TAX Band C

VIEWING By prior appointment with Pocock and Shaw





Approximate net internal area: 447.49 ft² / 41.57 m²

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.

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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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