



Tenison Road, Cambridge, CB1 2FD



pocock & shaw

Residential sales, lettings & management

Flat 8  
95 Tenison Road  
Cambridge  
CB1 2FD

A bright and well proportioned second floor apartment set within an attractive Victorian conversion, well positioned for the train station and nearby cafes/shops as well as access to Addenbrookes hospital campus and the city centre.

- Attractive Victorian Conversion
- Top floor apartment
- Fitted kitchen area
- Modern Bathroom
- Double bedroom
- Bike store
- Excellent rental/investment potential
- Close to train station
- Easy access to Addenbrookes and city centre
- Viewing highly recommended

Guide Price £275,000



A bright and well proportioned second (top) floor apartment set within an attractive Victorian conversion, well positioned for the train station and nearby cafes/shops, as well as access to Addenbrookes Hospital campus and the city centre.

95 Tenison Road is a substantial and attractive Victorian semi detached house which was converted into apartments in 2009. The location is ideal for access to the nearby mainline railway station and Cambridge Leisure Park and is within walking distance to the city centre and Mill Road with its wide range of cosmopolitan facilities. Addenbrookes Bio Medical Campus is also easily accessible.

**COMMUNAL ENTRANCE** with entrance phone and stairs to second floor. Private door to

**ENTRANCE HALL** with recessed ceiling spotlights, wall mounted electric storage heater, entrance phone.

**LIVING ROOM** 19' 8" x 11' 10" (5.99m x 3.61m) with window to rear, loft access hatch with pull down ladder, two wall mounted electric storage heaters (one behind an attractive lattice fronted box cover), TV satellite wall point.

**KITCHEN AREA** 12' 2" x 4' 3" (3.71m x 1.3m) with good range of built in wall and base units with roll top work surfaces, stainless steel sink unit and drainer with mixer tap, washer/dryer and integrated under counter fridge, integrated dishwasher, Bosch electric hob with stainless steel chimney extractor hood over and electric oven below, recessed ceiling spotlights, built in cupboard with shelving and Santon unvented hot water cylinder.

**BEDROOM** 15' 6" x 9' 8" (4.72m x 2.95m) with velux window to side, wall mounted electric heater.

**BATHROOM** with window to rear, panelled bath with fully tiled surround, chrome mixer taps and shower attachment over, rest of walls part tiled, wash handbasin, wc, chrome heated towel rail, wall mounted electric convector heater, recessed ceiling spotlights, extractor fan.

**OUTSIDE** Secured shed/bike store.

**SERVICES** Mains electricity, water and drainage.

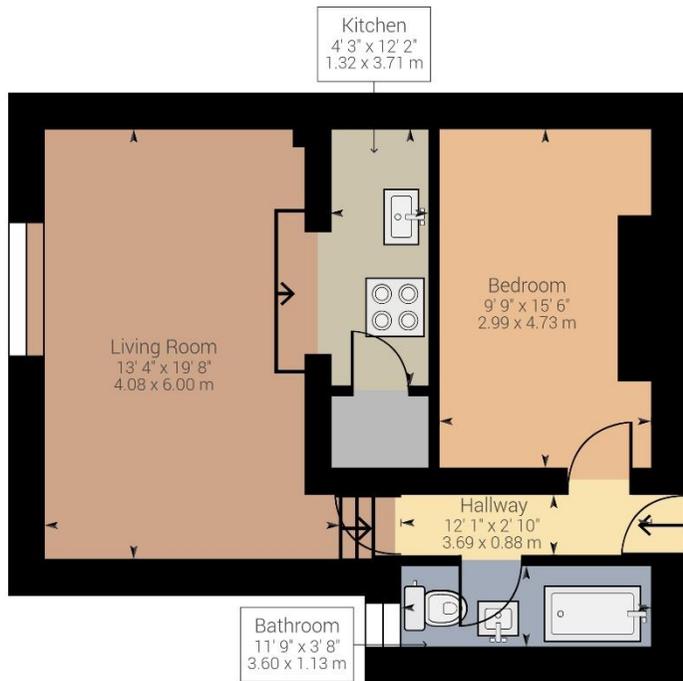
**TENURE** The property is Leasehold - 125 years from and including July 2009. Service charges £1892 per annum July 2021 - July 2022, including building insurance, cleaning common areas, electricity, general repairs and maintenance, garden/estate maintenance, out of hours emergencies, management fee, accounting fees, fire system maintenance, emergency lighting maintenance, reserve fund. Ground rent £150 per annum.

**PARKING** There is no allocated parking. The flats are not eligible for a street parking permit from the council as this was not granted when the building was converted. There is a covered bike shed, additional outdoor bike parking and a paved area where you can put motorbikes.

**COUNCIL TAX** Band C

**VIEWING** By arrangement with Pocock & Shaw





Approximate net internal area: 549.31 ft<sup>2</sup> / 51.03 m<sup>2</sup>  
 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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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 62                      | 63        |
| (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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