



Sleaford Street, Cambridge  
CB1 2PU

Pocock+Shaw

55 Sleaford Street  
Cambridge  
Cambridgeshire  
CB1 2PU

A one bedroom end terrace maisonette with views over an attractive communal green area in this highly convenient and sought after near-central city location and offering easy access to the train station

- One bed ground floor maisonette
- Views to communal green area
- Approx. 5 minute cycle/20 minute walk to Cambridge train station (within 1 mile)
- Tucked away but near central location
- Fitted kitchen
- No onward chain
- Allocated parking

Guide Price £225,000



Sleaford Street is situated in a convenient and well established area about one and a quarter miles east of the city centre and is approached by car from East Road/Newmarket Road and by bicycle or on foot from Mill Road. Both railway and bus stations are easily accessible and the area is particularly well placed for a range of local amenities with a large Tesco supermarket on Newmarket Road. Mill Road with its fascinating array of shops and restaurants is close by, also York Street pharmacy, health centre and small park are within walking distance.

**Entrance hall** With door to front, door to living room.

**Living room** With window to front, electric panel heater, archway to kitchen.

**Kitchen** With range of fitted wall and base units, work top with electric hob and oven under, cooker hood over, single drainer sink unit with mixer taps, plumbing for washing machine, space for fridge, tiled splashbacks.

**Inner hall** With cupboard containing hot water cylinder, further large storage cupboard and doors to:

**Bathroom** With refitted suite comprising panelled bath with tiled surround and fitted screen, WC, pedestal wash handbasin with mixer tap.

**Double bedroom** With window to rear, wall mounted electric panel heater.

**Outside** Parking and communal gardens. Covered cycle rack.

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

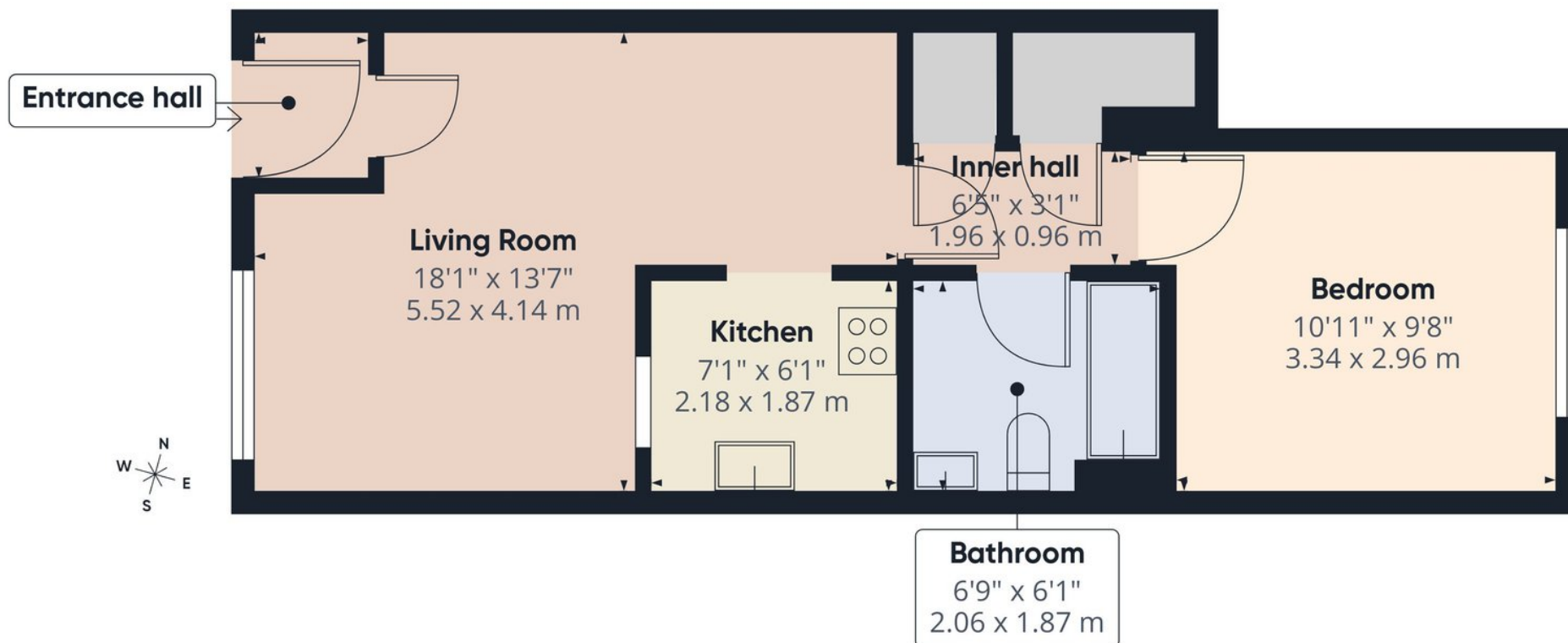
**Tenure** The property is Leasehold- 125 years from April 1988.  
Service charge: £177.88 per quarter (£711.52 p/a)  
Ground rent: No ground rent payable

**Council Tax** Band B

**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>                            |         | 77        |
| (55-68) <b>D</b>                            | 59      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |



**Approximate total area**

436 ft<sup>2</sup>

40.5 m<sup>2</sup>

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**