



14 Pepys Court, Cambridge, CB4 1GF  
Guide Price £400,000 Leasehold



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**A MODERN CITY APARTMENT WITH UNDERCROFT PARKING AND GENEROUS OUTDOOR TERRACE, ENJOYING A NEAR CENTRAL POSITION CLOSE TO THE RIVER AND JUST 1.2 MILES FROM CAMBRIDGE NORTH STATION. NO CHAIN.**

- 750 sqft / 70 sqm
- Undercroft parking
- 2009
- Leasehold
- Council tax band - D
- First-floor apartment
- 2 bed, 1 recep, 2 bath
- Gas-fired heating to underfloor
- EPC – B / 82

No.14 Pepys Court is a bright and well-proportioned two bedroom apartment of 750 sqft, conveniently positioned a stone's throw from Logan's Meadow and just over a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The accommodation comprises an entrance hall with a separate storage and boiler cupboard. There is a spacious kitchen/living/dining room with double doors opening onto a generous terrace, which measures 31'4" (9.54m) x 22'6" (6.86m). The kitchen itself has been fitted with a contemporary range of base and eye-level units and has various integrated appliances, all of which are included in the sale.

There are two double bedrooms, the master bedroom including triple built-in sliding mirrored wardrobes and an ensuite shower room. The bathroom has been fitted with a white suite comprising a W.C with a concealed cistern, wash hand basin and a panelled bath with shower over, complemented by inset spotlights and a heated towel rail.

Outside, the property benefits from an allocated undercroft parking space (No.151) and a secure bicycle store. There is a secure communal entrance with stairs and lift to the property.

**Location**

Pepys Court forms part of the thoughtfully designed Vie development situated in a tucked away position near the River Cam in Chesterton, a former village that has been brought into the city and has a bustling community.

There are an excellent range of local facilities and amenities including a Post Office, medical centre, two churches and a number of public houses, takeaways and restaurants.

You can walk or cycle alongside the river to the city or to various nearby green spaces including Midsummer Common, Stourbridge Common and Logan's Meadow nature reserve. A cycle path and bridge over the river give easy access to retail parks on Newmarket Road and Coldham's Lane and into the city centre making the location of this superb townhouse ideal for those wishing to enjoy all that Cambridge has to offer.

There are a number of nearby schools including Milton Road Primary as well as a children's nursery. Cambridge City Centre is just over a mile away with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

**Tenure**

Leasehold

Lease is 125 years with 107 years remaining.

Service charge is £2,631.06 per annum, which is reviewed annually and adjusted according to associated costs.

Ground rent is £325 per annum. This is reviewed every 25 years and doubles at each review. This therefore fixed at £325, until 2031.

**Services**

Main services connected include: water, electricity, gas and mains drainage.

**Statutory Authorities**

Cambridge City Council.

Council Tax Band - D

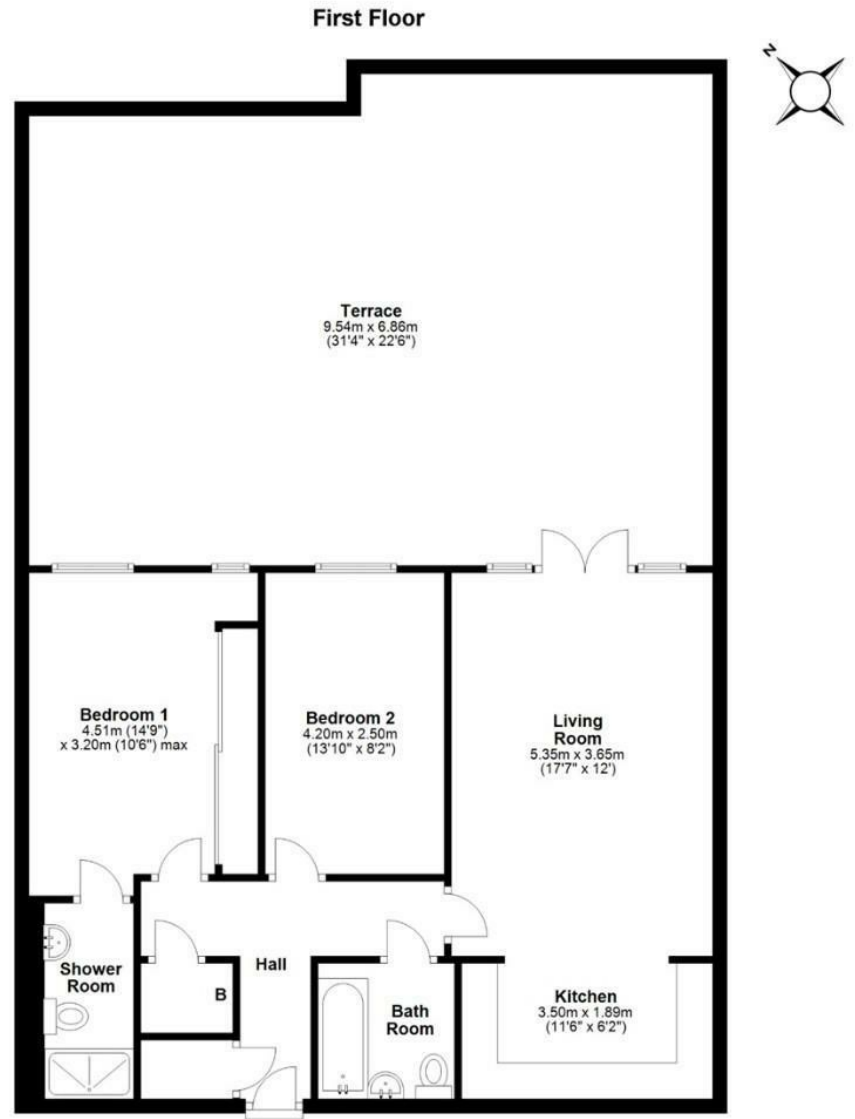
**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





**Approx. gross internal floor area 70 sqm (750 sqft) excluding Terrace**

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 83        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



