



16 Pepys Court
Cambridge, CB4 1GF

Guide price £290,000



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- No onward chain
- Allocated parking
- Excellent location
- Private balcony

A well-presented first-floor, one-bedroom apartment in a popular riverside development, offered with no onward chain and benefiting from allocated underground parking, underfloor heating, and a private balcony.

Extending to approximately 542.7 sq ft, the property is accessed via a secure communal entrance with an intercom entry system. The welcoming hallway features two generous storage cupboards, one of which houses the heating system.

The hallway leads into the bright and spacious open-plan kitchen, living and dining area. The contemporary kitchen is fitted with stylish wood-effect units and a range of integrated appliances, including a dishwasher, tall fridge freezer, gas hob and electric oven. The versatile living space enjoys plenty of natural light, with patio doors opening directly onto a private balcony overlooking the well-maintained communal gardens.

The bedroom is a well-proportioned double, finished with



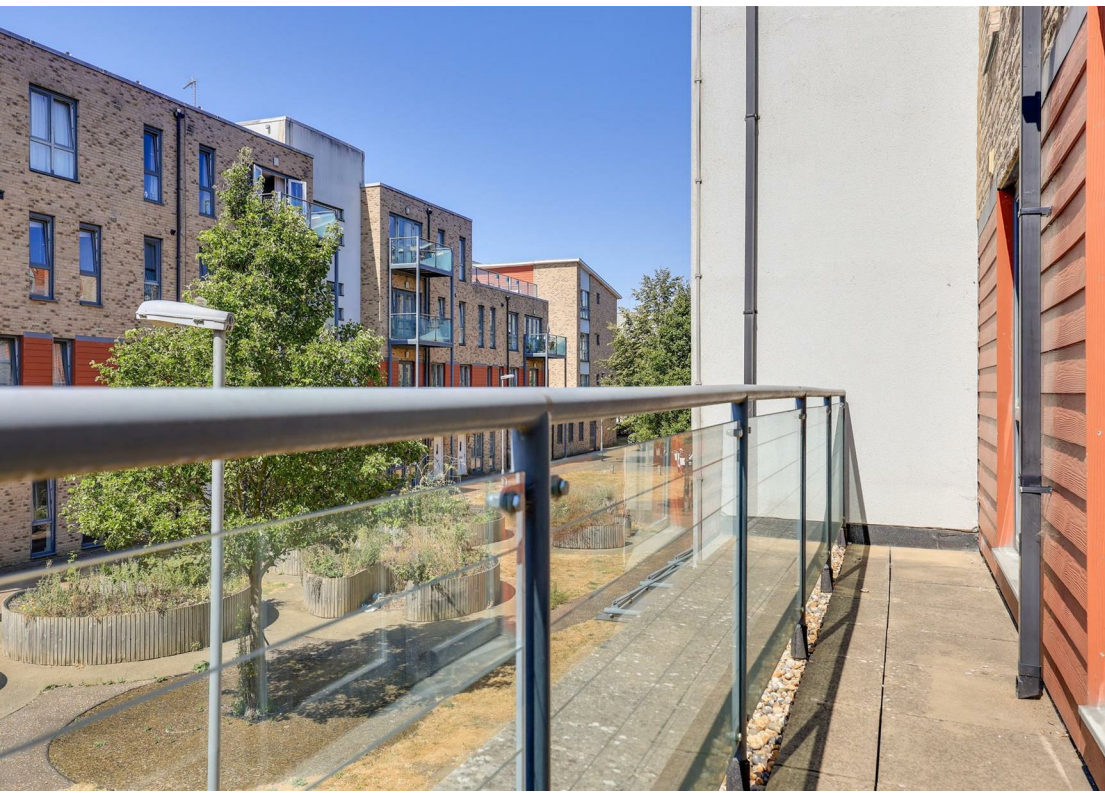


carpeting and benefiting from the same pleasant aspect as the living area, creating a bright and airy feel throughout.

The bathroom has been tastefully refurbished to a modern standard and comprises a panelled bath with shower over, WC, heated towel rail, recessed mirror with shelving, and attractive textured tiling that provides a contemporary finish.

The development is just a stone's throw from the River Cam, offering a peaceful residential setting whilst remaining within easy walking distance of the riverside, Chesterton's local amenities and Cambridge city centre. The property also benefits from an allocated parking space within the secure underground car park.

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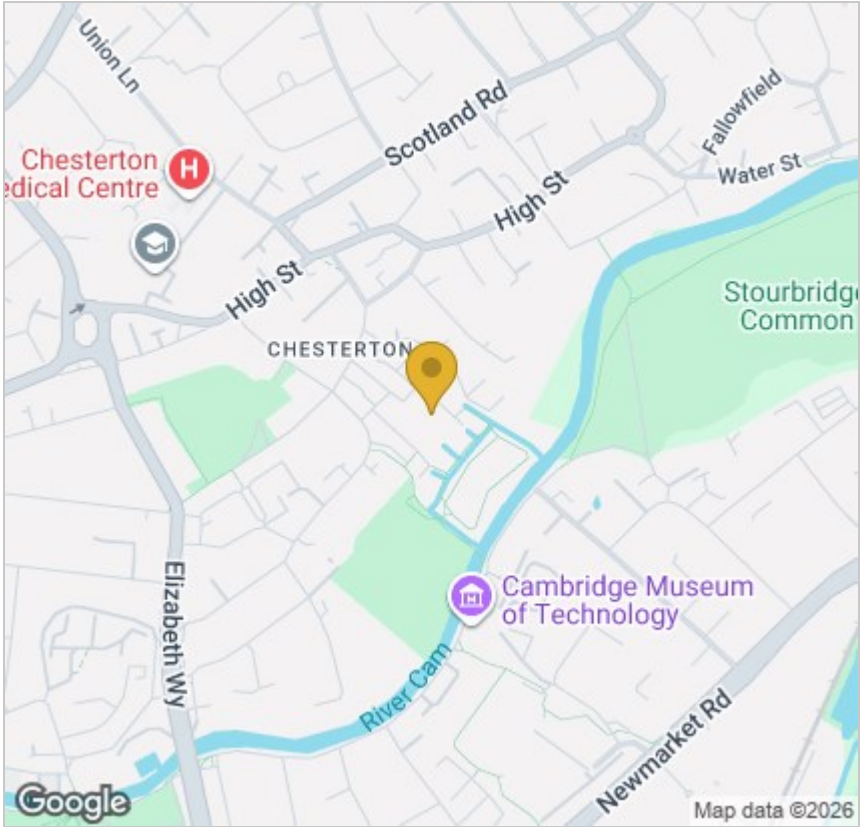


Floor Plan

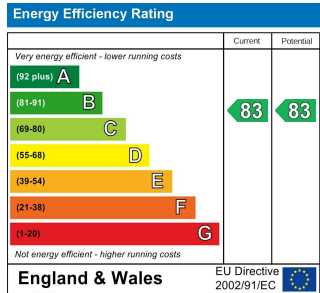
Approx. 50.4 sq. metres (542.7 sq. feet)
(excluding Balcony)



Total area: approx. 50.4 sq. metres (542.7 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold - 105 years remaining
Service charge: £2,241 per year
Ground rent: £275 per year

Council tax band: C

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