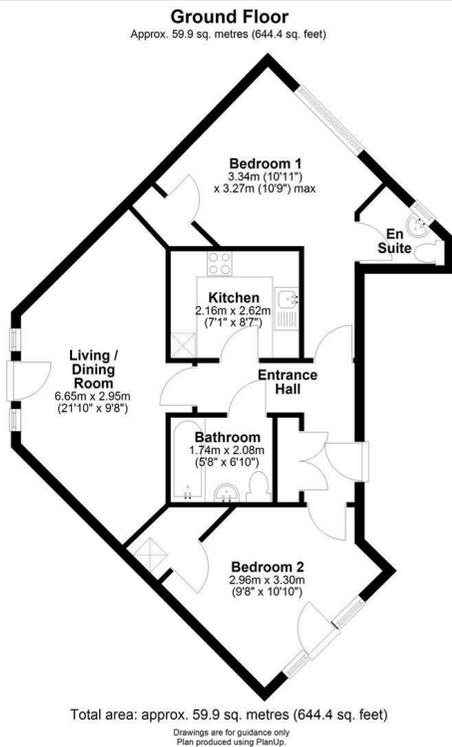




62 St. Matthews Gardens, Cambridge, CB1 2PJ
Guide price £280,000

 2  2  1  B



- Ground floor
- No chain
- Underground parking
- Excellent location

A well-presented two-bedroom ground floor apartment in an excellent city centre location.

Accessed via a secure entry system, this thoughtfully designed apartment offers comfortable, well-balanced accommodation. The first bedroom overlooks the front of the development and is currently used as a home office, though it could easily serve as a good-sized bedroom. There is a Juliet balcony and a useful storage cupboard housing the gas boiler. The principal bedroom is more spacious and includes a built-in wardrobe and a generous en suite with a shower, WC, basin, mirrored cabinet, and window. Both bedrooms are carpeted and well proportioned.

Off the hallway, the enclosed kitchen provides plenty of storage with a range of high and low-level cupboards. There is a sink, large integrated dishwasher, electric hob and oven with extractor fan, tall integrated fridge freezer, and plumbing for a washing machine.

Opposite the kitchen is the main bathroom, which is well maintained and fitted with a shower over the bath, WC, basin, and mirrored cabinet.

The open-plan living and dining area is bright and versatile, offering space for a dining table and a comfortable seating area. Juliet balconies and windows on either side allow natural light to fill the room.

Located within the ever-popular St Matthews Gardens development, the property is within walking distance of the city's amenities. Offered with no onward chain, the apartment benefits from gas central heating, double glazing, and secure underground parking.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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