



**FLAT 16 HOMERTON HOUSE**  
Homerton Street, Cambridge

**Carter Jonas**

## **FLAT 16 HOMERTON HOUSE, HOMERTON STREET, CAMBRIDGE, CB2 8NZ**

- Cambridge Railway Station - approx. 0.4 miles
- Cambridge North Station - approx. 2.6 miles
- Shelford Station - approx. 2.8 miles

1 Bedroom · Walking distance to City Centre · Modern finish throughout · Open-plan living room & kitchen · Chain free · Lift · Short walk to station · Secure cycle parking · EPC rating B

### **DESCRIPTION**

The apartment is situated on the third floor, accessible by either a lift or stairs. It features an open-plan living room and kitchen area, creating a modern and spacious living space. The kitchen comes equipped with essential appliances, including a fridge-freezer, washing machine, oven, and hob, providing all the necessary amenities for convenient living.

The apartment boasts a generously sized double bedroom, providing ample space for comfortable rest. The bedroom also includes built-in wardrobes, offering convenient storage for clothing and personal belongings. For added convenience, the apartment comes with a family bathroom, complete with a shower over the bath, providing flexibility for both bathing and showering options. Additionally, there is a storage cupboard, providing further space to organize belongings.

The property also offers bike storage facilities, allowing residents to securely store their bicycles on-site.

Overall, this well-presented one-bedroom apartment provides a comfortable and convenient living space, suitable for individuals or couples looking for a modern home close to transportation and leisure facilities.

**SPACIOUS ONE-BEDROOM APARTMENT CONVENIENTLY LOCATED JUST A SHORT WALK TO THE TRAIN STATION. IDEAL INVESTMENT OPPORTUNITY OR FIRST TIME BUY.**



## LOCATION

Homerton House is conveniently located off Hills Road, conveniently situated within a two-minute walk from Cambridge Leisure Park and just a ten-minute walk from Cambridge train station. A 10-minute walk will have you at the station and less than this to cycle to Addenbrooke's Hospital and the Cambridge Biomedical Campus. Excellent facilities are on hand with restaurants, bars, mini supermarkets and gym across Hills Road while bus services, and historic City Centre all being within walking distance.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold with 109 years remaining

**Ground Rent:** Approx £75 per annum

**Service Charge:** Approx £215 payable monthly

**Services:** Electricity & water

**Local Authority:** Cambridge City Council

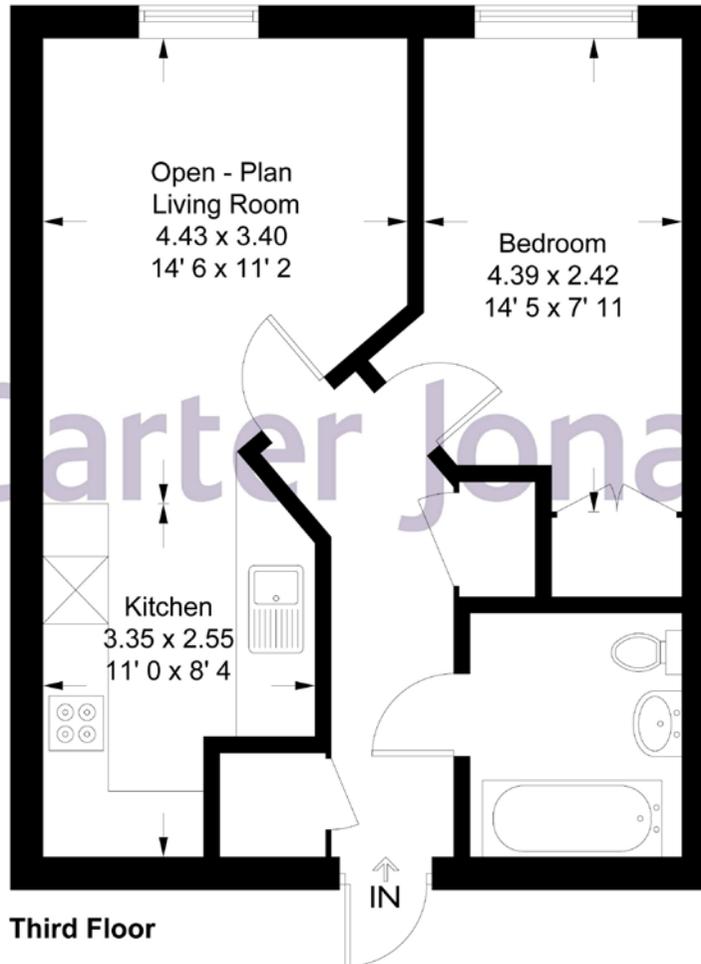
**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Homerton House

Approximate Gross Internal Area = 506 sq ft / 47 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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