



26 GILBERT HOUSE
6 Mill Park, Cambridge

Carter Jonas

26 GILBERT HOUSE, 6 MILL PARK, CAMBRIDGE, CB1 2FJ

- Cambridge Railway Station - approx. 0.2 miles
- Cambridge City Centre - approx. 1.3 miles
- Addenbrookes Hospital - approx. 1.5 miles

2 Double bedrooms • Fourth floor apartment • Balcony •
Communal gardens • Close to Train Station • EPC rating B

DESCRIPTION

The apartment is accessed via a secure, communal entrance and offers the option of both stairs and a lift rising to the fourth floor. The apartment also makes use of a communal, residents only cycle store and there is secure visitor parking available for guests.

Upon entry to the apartment the entrance hall provides access to all principal rooms as well as offering additional storage space in the form of built-in storage cupboards. The kitchen is fitted with contemporary white coloured units with matching cupboards over and features a large amount of storage space. There is a built-in electric fan oven and induction hob with a stainless-steel overhead extraction hood. There is also an integrated fridge and freezer, washing machine and space for a dishwasher. The adjacent dining area offers space for a 4-seater table and enjoys views of the garden to the rear.

The open-plan sitting room offers ample space for day to day living, with large floor to ceiling glass sliding doors offering access to the private balcony beyond; in turn providing an excellent, elevated outlook over the communal gardens below, with the southwest outlook makes it an ideal spot for soaking in the last of the evening sun.

**A STYLISH AND CONTEMPORARY 2-BEDROOM, FOURTH FLOOR
APARTMENT PROVIDING QUICK AND EASY ACCESS TO THE CITY CENTRE
AND WITHIN WALKING DISTANCE OF CAMBRIDGE RAILWAY STATION.**



The property features 2 spacious double bedrooms, both with large southwest facing windows. The principal bedroom is of considerable proportions and provides plenty of space for a double bed along with additional furniture and storage units. The bathroom is finished in a contemporary, neutral pallet and comprises a bathtub with rainforest shower over, built-in handbasin and WC.

LOCATION

26 Gilbert House is a stylish and well-presented fourth floor apartment, originally constructed in 2014 as part of the CB1 development project. The property is located just 200 yards from Cambridge Station, which offers direct rail services to London Kings Cross and Liverpool Street in as little as 50 minutes. There is also a wide selection of nearby restaurants, bars and convenience stores all within walking distance of Gilbert House.

ADDITIONAL INFORMATION

Tenure: Leasehold (99 years from May 2016)

Service Charge: £229.76 per annum

Services: Mains water, gas, electricity and drainage

Local Authority: Cambridge City Council

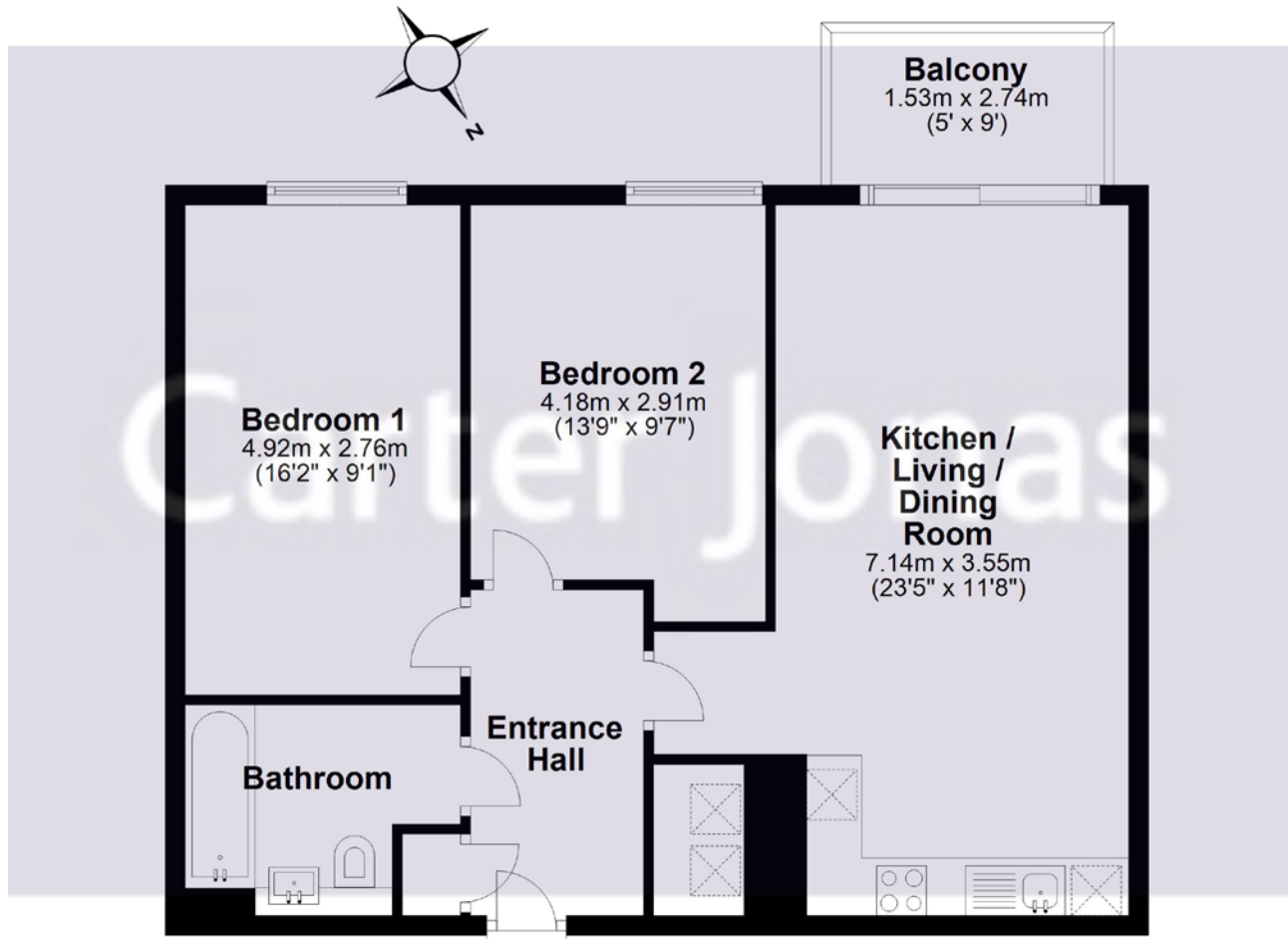
Currently Let At: £1,550pcm

Viewing: Strictly by appointment only



Floor Plan

Approx. 67.4 sq. metres (725.7 sq. feet)



Total area: approx. 67.4 sq. metres (725.7 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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IMPORTANT INFORMATION

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