





## 60 SHELLY GARDEN, CAMBRIDGE CB3 0BX

- Cambridge City Centre approx. 0.75 miles
- Cambridge North Railway Station approx. 2 miles

- Sitting/dining room · Kitchen
- Bathroom · Terrace
- Outside store · Off-street parking
- Secure bicycle storage
- EPC rating C

### DESCRIPTION

Situated in a highly desirable location, this top floor apartment is ideal for the first time buyer, investor, or for those seeking the perfect city pied a terre. There is a sitting/dining room with French doors opening to the terrace. There is a fitted kitchen with gas cooker, washer/dryer and fridge. The double bedroom has fitted cupboards the bathroom has a three-piece suite including bath with shower over.

### OUTSIDE

The apartment is accessed via an exterior staircase off Shelly Row rising to the second floor. There is a storage cupboard outside the front door as well as secure storage on the ground floor, ideal for bicycles etc. There is resident's off-street parking within the development. The apartment benefits from a lovely south-facing decked terrace (10 sqm) overlooking the playground and the roof-tops of the city towards Kings College and the University Library.

**A SUPERBLY LOCATED AND WELL-PRESENTED ONE BEDROOM, SECOND FLOOR APARTMENT WITH OFF-STREET PARKING AND LARGE TERRACE WITHIN EASY REACH OF THE CITY CENTRE. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN.**





## LOCATION

The property is situated in a modern development situated off Castle Hill in one of city's most delightful and historic residential areas of the city. It is ideally located for access to central Cambridge and the University as well as the Backs and the River Cam. There are excellent pubs and convenience stores within walking distance as well as a small park/playground. There is also easy access to the Science Parks, A14, M11 and A11.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold 146 years remaining

**Service Charge:** £1581.24 per annum

**Services:** Mains electricity, gas, drainage and water

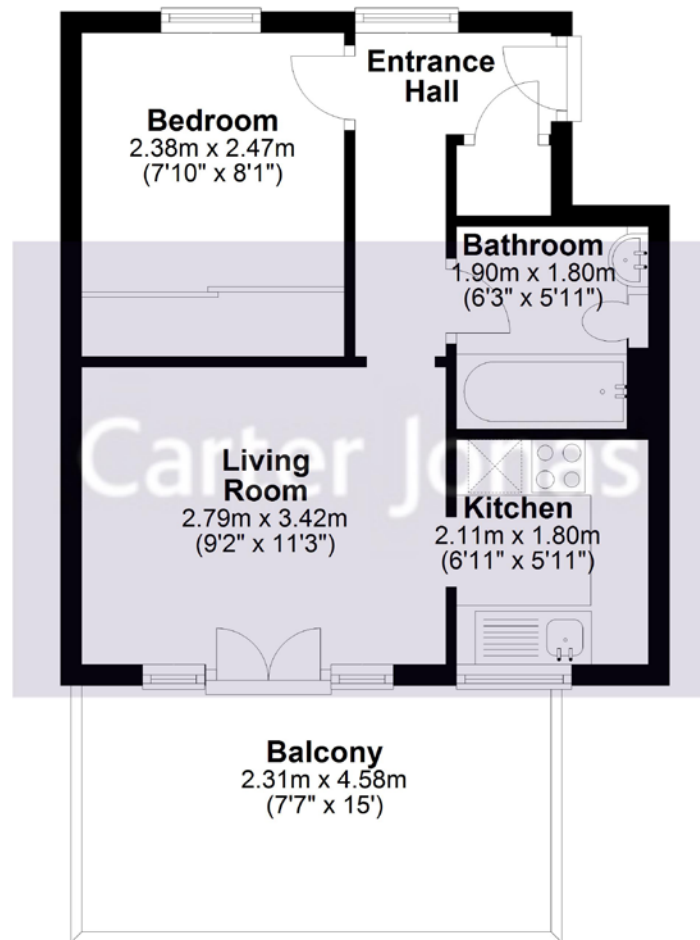
**Local Authority:** Cambridge City Council

**Council Tax Band:** Band A



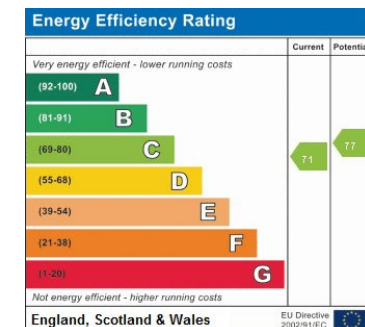


Approx. 29.9 sq. metres (321.6 sq. feet)



Total area: approx. 29.9 sq. metres (321.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



**Office 01223 472011**

cambridgenorth@carterjonas.co.uk  
1 Histon Road, Cambridge CB4 3BF

**carterjonas.co.uk**

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