



Pearl Close, Cambridge, CB4 1QD

**CHEFFINS**

## Pearl Close

Cambridge,  
CB4 1QD

A well presented one bedroom ground floor maisonette which further benefits from allocated off-road parking and secure bike store. The property is located close to local amenities, the City Centre and Cambridge North Station.

### LOCATION

Pearl Close is located just a short distance from the city centre, it provides easy access to Cambridge's renowned universities, business parks, and research hubs. Excellent transport links—including nearby bus routes, cycle paths, and quick connections to Cambridge railway station. Local amenities such as shops, schools, parks, and healthcare facilities are all within easy reach, while the surrounding green spaces and river walks add to the area's appeal.



**Guide Price £280,000**





### ACCESS VIA COMMUNAL DOOR

into:

### COMMUNAL HALLWAY

carpeted and entrance to side door.

### UPVC FRONT DOOR

into:

### ENTRANCE HALL

with downlighter, wood effect laminate flooring, electric heater, airing cupboard containing water tank, access into respective rooms.

### SITTING ROOM

with wood effect laminate flooring, upvc double glazed window out to the front of the property, electric heater, downlighter.

### KITCHEN

with tiled effect laminate flooring, a range of floor and wall units with laminate worktop, one and a half stainless steel sink and drainer with mixer tap, upvc double glazed window overlooking front of the property, integrated washing machine/dryer, integrated Electrolux oven and 4 ring hob with extractor fan, integrated fridge and freezer, integrated Hesense dishwasher, electric radiator, downlighter.

### BEDROOM

with wood effect laminate flooring, upvc double glazed window overlooking rear of the property, downlighter, electric storage heater, built-in wardrobes.

### BATHROOM

laminate effect tiled flooring, part tiled walls, three piece suite comprising of bath with shower over, wash hand basin with mixer tap, low level w.c., upvc double glazed frosted window overlooking rear of the property, heated towel rail, downlighter, extractor fan.

### OUTSIDE

The property is approached via pathway with steps leading up to private front door as well as further access via a communal door. Pathway leading to car park where there is allocated parking for one vehicle and space is numbered 3.

Private secure bike store.

### AGENTS NOTE

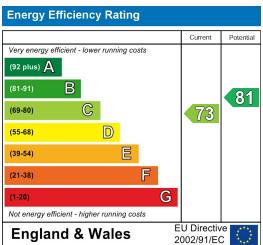
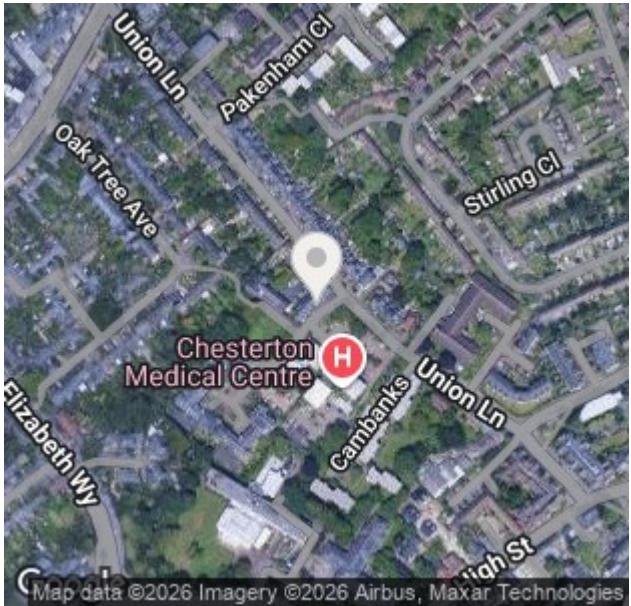
Tenure - Leasehold

Length of Lease - 130 Years Remaining

Annual Ground Rent - £361.34

Annual Service Charge - £1,005.76

Service Charge Review Period - N/A



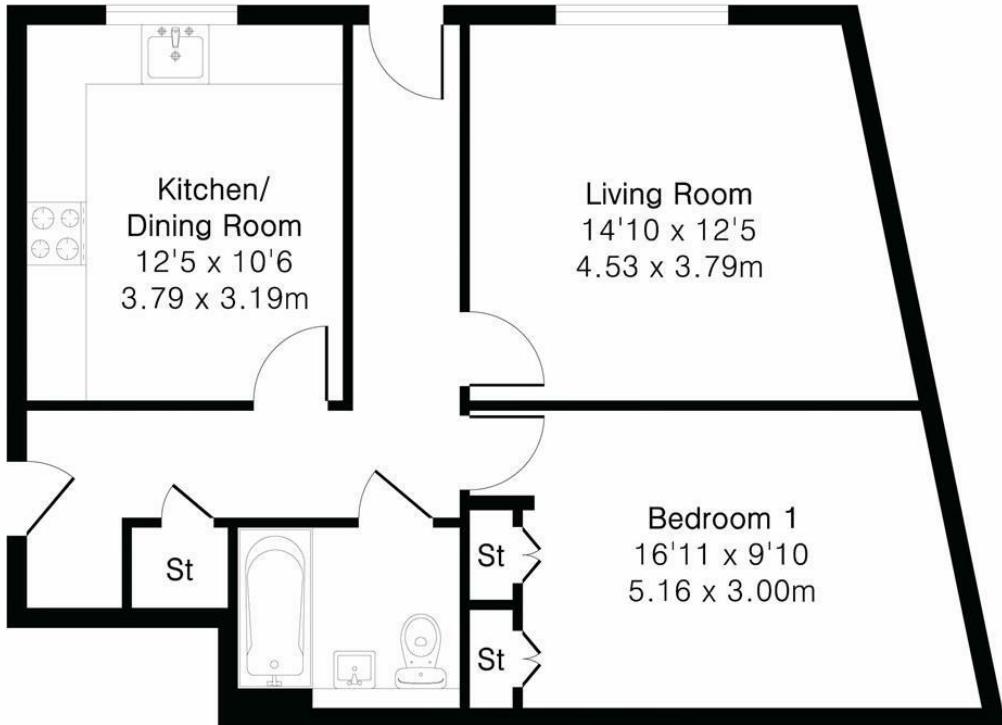
Guide Price £280,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - Cambridge City Council

Approximate Gross Internal Area 639 sq ft - 59 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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