



**GREAT EASTERN STREET, CAMBRIDGE, CB1**  
£345,000

**Carter Jonas**

# GREAT EASTERN STREET, CAMBRIDGE, CB1

Flat 4, Eagle Yard is a superb one-bedroom ground floor apartment, quietly set at the rear of this exclusive development of just six high specification apartments. Its discreet position offers privacy, while still benefiting from the convenience of a central location.

Accessed via the internal courtyard and welcoming hallway, this spacious and thoughtfully designed apartment features an open-plan kitchen, living, and dining area complete with a central island. The double bedroom includes a built-in wardrobe, and the stylish bathroom showcases modern finishes throughout.

Benefiting from underfloor heating throughout, a Mechanical Ventilation Heat Recovery System, and the remainder of a 10-year new homes warranty, this modern home also features a secure video entry system and CCTV for added peace of mind, making it ideal for both first-time buyers and landlords alike.

Eagle Yard is located in an admirably central location just off Mill Road, offering excellent access to Cambridge Railway Station. Mill Road is a vibrant community offering many independent shops, welcoming cafes, brilliant bars and diverse restaurants.

This small collection of just 6 apartments has been finished to an exceptional standard throughout.

**A STYLISH AND SPACIOUS ONE-BEDROOM APARTMENT, JUST MOMENTS FROM CAMBRIDGE TRAIN STATION.**



## AMENITIES

- Spacious One Bedroom Apartment
- Secure Access with Video Entry System & CCTV
- Central Location
- Tucked Away to Rear of Development
- Open-Plan Kitchen/Living/Dining Room
- Double Bedroom with Built-In Wardrobes
- Contemporary Bathroom
- Secure Bike Store
- 50% NOW SOLD!

**TENURE** Leasehold

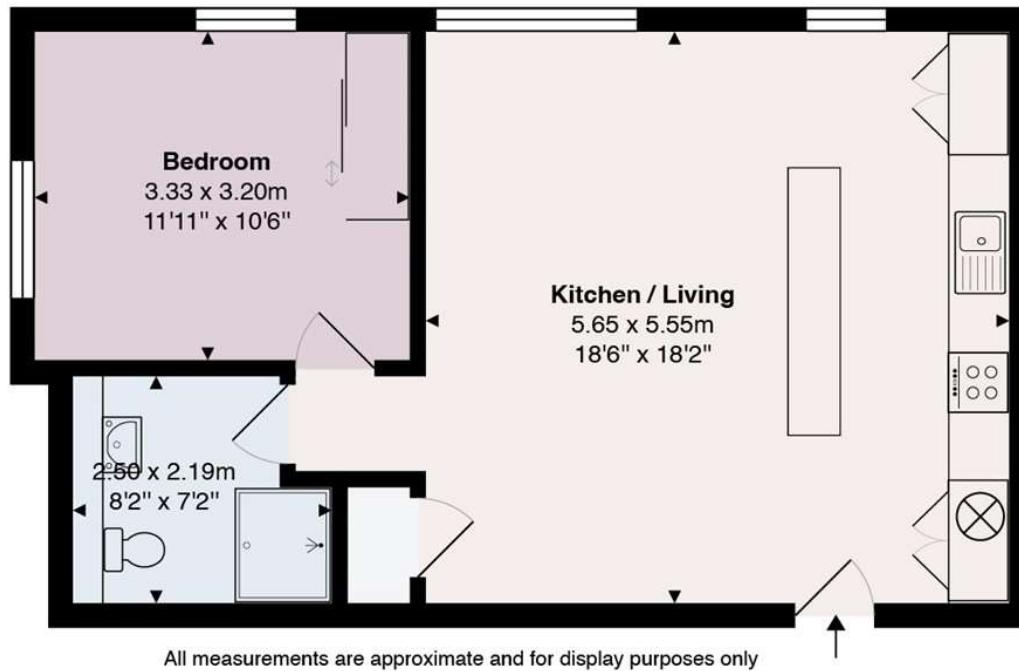
**LOCAL AUTHORITY** Cambridge City Council

**EPC BAND** B



## Flat 4 Great Eastern Street, Cambridge

Total Area: 51.5 m<sup>2</sup> ... 554 ft<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C		76	76
(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	

Cambridge New Homes 01223 403330

cambridge@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**

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Classification L2 - Business Data

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