



**GREAT EASTERN STREET, CAMBRIDGE, CB1**  
£360,000

**Carter Jonas**

# GREAT EASTERN STREET, CAMBRIDGE, CB1

Flat 5 Eagle Yard is a one bedroom first floor apartment with vaulted ceilings creating lots of natural light and a spacious feel.

Securely tucked away, this apartment benefits from video entry system and CCTV, as well as secure bike storage.

Comprising open-plan kitchen/living/dining area with high ceilings, good size bedroom with built-in wardrobes and a contemporary bathroom with shower, vanity unit and large mirror.

Eagle Yard is located in an enviable central position just off Mill Road, offering excellent access to Cambridge Railway Station. Mill Road is a vibrant community offering many shops, cafes, bars and restaurants.

The building was tastefully converted in 2018 into 6 impressive one-bedroom apartments split across two buildings and over two floors with a shared courtyard and cycle store in between. Each unit is unique in shape and size. Each apartment is separately metered and the building benefits from CCTV and underfloor heating.

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

Tenure  
Leasehold (999 years remaining)

Local Authority  
Cambridge City Council

Council Tax  
Tax Band B

Service Charge  
Estimated £1100 pa

Viewings  
Viewing by appointment only with Carter Jonas

**LOCATED ON THE FIRST FLOOR, THIS BRIGHT AND SPACIOUS ONE BEDROOM APARTMENT HAS BEEN ARCHITECTURALLY DESIGNED TO ENHANCE ITS SURROUNDINGS**



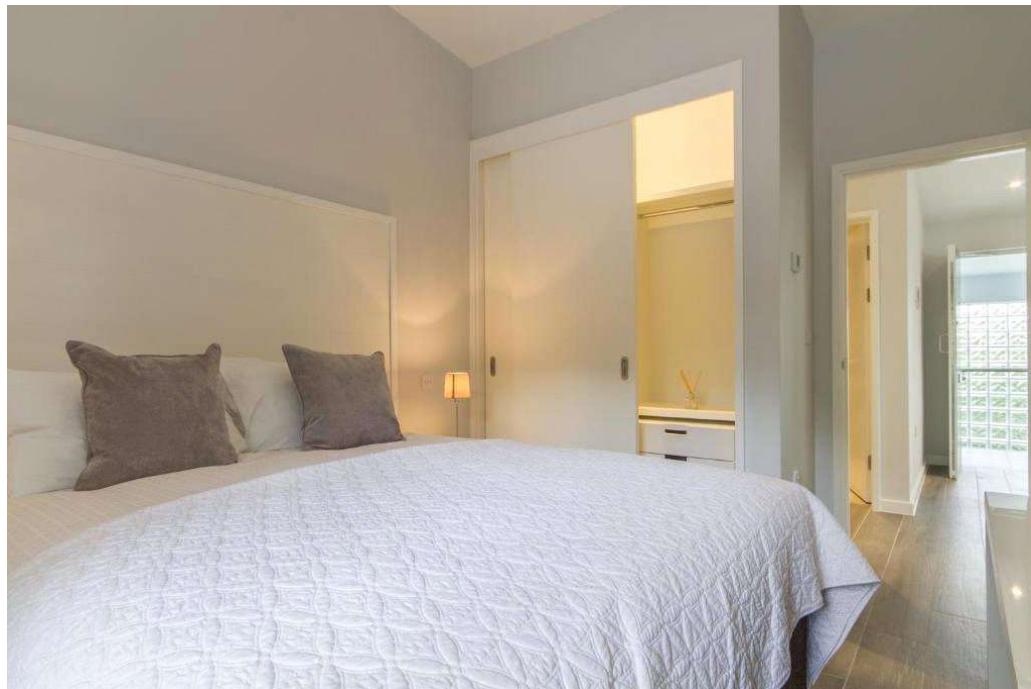
## AMENITIES

- Spacious One Bedroom Apartment
- Secure Access with Video Entry System & CCTV
- Central Location
- First Floor
- 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** C



## Flat 5, Great Eastern Street, Cambridge

Total Area: 50.3 m<sup>2</sup> ... 542 ft<sup>2</sup>



All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)	A	
(81-91)	B	79	79
(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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Classification L2 - Business Data

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