



GREAT EASTERN STREET, CAMBRIDGE, CB1
£355,000

Carter Jonas

GREAT EASTERN STREET, CAMBRIDGE, CB1

Flat 6 Eagle Yard is a one bedroom first floor apartment securely tucked away and benefitting from video entry system and CCTV, as well as secure bike storage.

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

Eagle Yard is located in an envitably 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

A SPACIOUS AND WELL-DESIGNED ONE BEDROOM FIRST FLOOR APARTMENT, CENTRALLY LOCATED JUST OFF MILL ROAD, WITHIN CLOSE PROXIMITY TO CAMBRIDGE STATION AND CITY CENTRE.



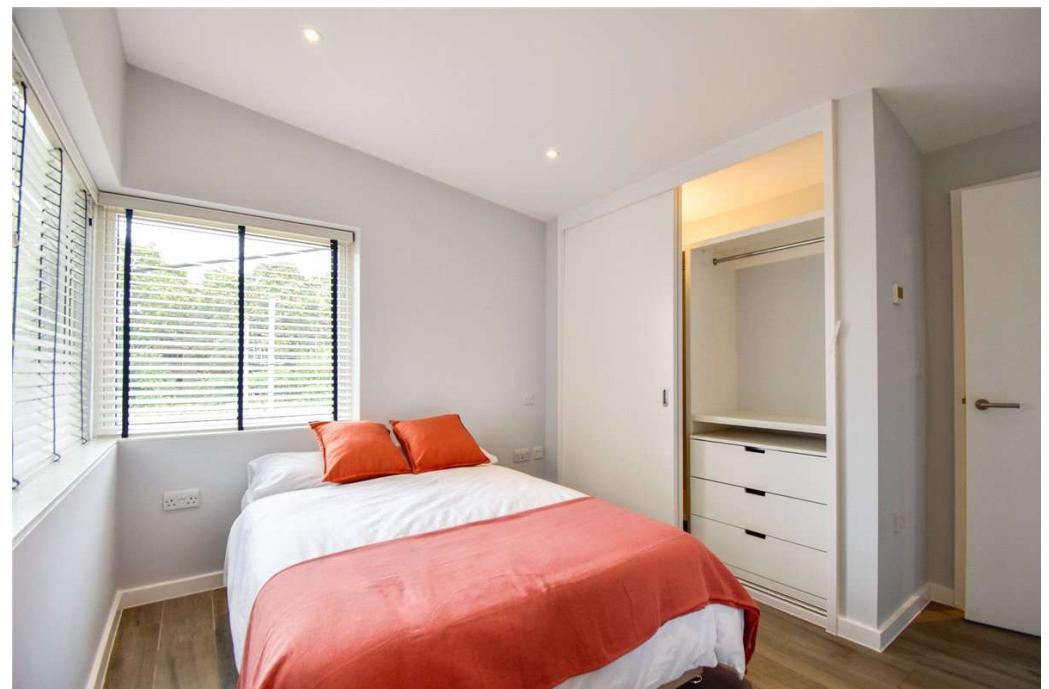
AMENITIES

- 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

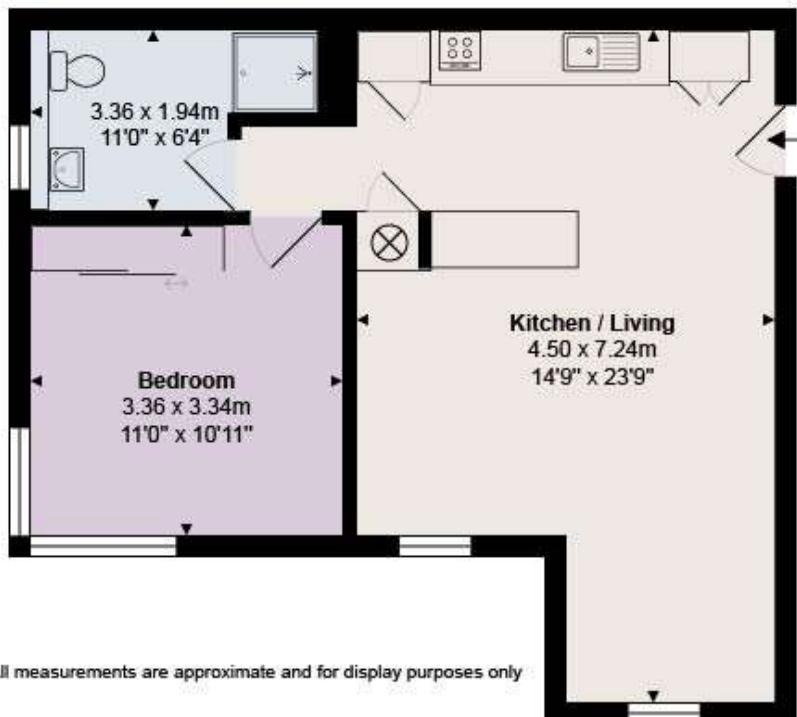
LOCAL AUTHORITY Cambridge City Council

EPC BAND B



Flat 6 Great Eastern Street, Cambridge

Total Area: 47.3 m² ... 509 ft²



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 | | 81 | 81 |
| (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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