



FLAT 4, 56 BATEMAN STREET
Cambridge

Carter Jonas

FLAT 4, 56 BATEMAN STREET, CAMBRIDGE, CB2 1LR

- City Centre - approx. 0.75 miles
- Railway Station - approx. 0.25 miles
- Addenbrookes Hospital - approx. 1 mile

Communal entrance hall • Hallway • Sitting room
• Kitchen/breakfast/diner • 2 Double bedrooms •
Bathroom • Communal gardens • Cart lodge parking
for 1/2 cars • EPC rating C

DESCRIPTION

Flat 4, 56 Bateman Street is one of five flats that were converted from an elegant Victorian semi-detached townhouse situated in a superb location with walking distance of the city centre, the station and the Botanic Gardens.

Flat 4 is situated on the second floor and is full of period charm. The accommodation is very well presented throughout with lots of natural light provided by the large sash windows and some lovely period features including cast iron fireplaces and panelled doors. There is a good size sitting room with ample space for dining and sitting and a delightful kitchen/breakfast room with a range of units, gas hob with extractor over, electric oven, microwave, washer/dryer and fridge, and stainless steel sink and drainer.

The beautiful main bedroom is an excellent size with fitted wardrobes either side of the fireplace. There is also a double second bedroom. The bathroom has recently been re-fitted by the current owner with a Victorian-style roll top bath with shower over, a pedestal wash basin and a concealed cistern WC.

Viewing of this superb city flat is highly recommended and is being offered with no onward chain.

DELIGHTFUL AND CHARACTERFUL TWO BEDROOM FLAT WITH COMMUNAL GARDENS AND PARKING IN ONE OF THE CITY'S PRIME RESIDENTIAL AREAS.



OUTSIDE

The property is approached up impressive stone steps leading to the front door which opens to the communal entrance hall with stairs rising to the upper floors. The communal front gardens are established with plenty of room for container planting. There is access around the left hand side for bin storage and a path to the communal, secure rear gardens and leading down to Bateman Mews where there is allocated, private parking. No. 56 has the benefit of a cart lodge providing covered parking for one car and/or bicycles. There is the possibility to park another car in front of the cart lodge.

LOCATION

Bateman Street is a lovely residential street formed of attractive period properties. It is ideally positioned for those needing to commute from the station as well as within easy reach of the historic city centre, the University, excellent local schooling for all ages, the world-renowned Botanic Gardens and is on the right side of town for Addenbrookes Hospital. There is varied and extensive amenities in the area including public houses, cafes and wine bars, convenience stores/post office and hairdressers/barbers. The property is also a short drive to major road networks including the A11, A14 and M11.

ADDITIONAL INFORMATION

Tenure: Leasehold with approx. 149 years remaining

Service Charge: Approx. £655 per annum

Services: Mains water, electricity, gas and drainage

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the selling agents
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Floor Plan

Approx. 60.6 sq. metres (652.8 sq. feet)



Total area: approx. 60.6 sq. metres (652.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	69	
(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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