



EAGLE STREET
Cambridge

Carter Jonas

EAGLE STREET, CAMBRIDGE, CB1 2GL

- Cambridge City Centre - approx. 0.8 miles
- Cambridge Station - approx. 0.5 miles
- Parkers Piece - approx. 0.6 miles

Prime location • Great transport links • Modern décor •
Balcony • EPC rating B

DESCRIPTION

Upon entrance to the apartment, you are greeted by a spacious entrance hallway, thoughtfully designed with built-in storage.

The heart of the home is the expansive open-plan living kitchen and dining room. The living room is bright and welcoming with large windows allowing an abundance of natural light to flood the room. The kitchen is fully fitted with modern appliances, making meal preparation easy, while the dining area provides ample space for entertaining guests.

The spacious double bedroom offers a peaceful retreat, complete with built-in storage to maximize space.

The bathroom is tastefully fitted with a bath and overhead shower, a low-level W/C, and a wash basin.

One of the standout features of this apartment is the private south facing balcony that stretches the entire length of the property. Accessible from both the living room and bedroom, with views over the communal green.

ONE-BEDROOM UPPER FLOOR APARTMENT IN A PRIME MILL ROAD LOCATION.



LOCATION

Situated just off Mill Road, this apartment benefits from its proximity to an array of local amenities, including shops, cafes, and excellent transport links. Whether you're a first-time buyer, an investor, or looking to downsize, this apartment offers a perfect blend of modern living in a sought-after area.

ADDITIONAL INFORMATION

Tenure: Leasehold with 236 years remaining

Ground Rent: N/A

Service Charge: Approx £1867.78 per annum

Services: Mains drainage, water and electricity

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330



Eagle Street

Approximate Gross Internal Area = 581 sq ft / 54 sq m



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(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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