

**EXTERNAL DOOR** A communal door with phone entry system give access into Petersfield Mansions and the well maintained hallway, stairs and access to the rear car park.

**ENTRANCE HALLWAY** Personal door to hallway with built in storage cupboard housing hot water cylinder, oak effect laminate wood flooring.

**KITCHEN** 9' 6" x 6' 11" (2.9m x 2.11m) Double glazed window to front aspect, modern range of matching base and wall mounted units with worksurfaces, integrated dishwasher, integrated washer/dryer, integrated fridge/freezer, built in oven, induction electric hob, extractor canopy above, sink unit, part tiled walls.

**LOUNGE/DINER** 15' 4" x 12' 4" (4.67m x 3.76m) Double glazed bay window to front aspect.

**BEDROOM ONE** 14' 0" x 9' 0" (4.27m x 2.74m) Double glazed door to balcony, double glazed window to rear aspect.

**EN-SUITE** Double glazed window to rear aspect, wash basin, low level w.c, large walk in shower cubicle with wall mounted shower, tiled walls, oak effect laminate wood flooring, wall mounted electric fan heater, extractor.

**BEDROOM TWO** 10' 5" x 7' 9" (3.18m x 2.36m) Double glazed window to rear aspect.

**BATHROOM** Inset w.c, wash basin, panel enclosed bath, shower screen, wall mounted electric shower, tiled walls, wall mounted electric fan heater, extractor.

**HEATING** The property benefits from electric underfloor heating.

**COMMUNAL AREAS** There is a communal courtyard garden to the rear with gated access to a large visitor parking area, plus allocated underground parking spaces for every property. In addition there is also underground secure bicycle storage and the option to rent storage lockers.



LEASE A 999 year lease was granted on the 1st January 1994 with a yearly maintenance charge of £1766 paid in two instalments, one in January and one in July. There is a ground rent of £100.



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28 Petersfield Mansions, Cambridge,  
CB1 1BB

£450,000 Leasehold

Overlooking Petersfield Green and offering views of Parkers Piece is this two bedroom first floor apartment, just a short stroll from the historic city centre and cosmopolitan area of Mill Road with a diverse mixture of shops and restaurants. The property is light, spacious and offers secure underground parking.



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