

**ENTRANCE HALLWAY** Double glazed external door, two built in cupboards, doors to living room, bedroom and bathroom, radiator, wood effect vinyl flooring.

**BEDROOM** 11' 1" x 10' 4" (3.40m x 3.15m) Double glazed window to front aspect, radiator, wood effect vinyl flooring.

**BATHROOM** Three piece suite comprising panel enclosed bath with shower over, low level w.c, pedestal wash hand basin, radiator, extractor fan.

**LOUNGE/DINER** 15' 2" x 11' 10" (4.64m x 3.62m) Double glazed window to front aspect, double glazed door to side aspect, two radiators, wood effect vinyl flooring.

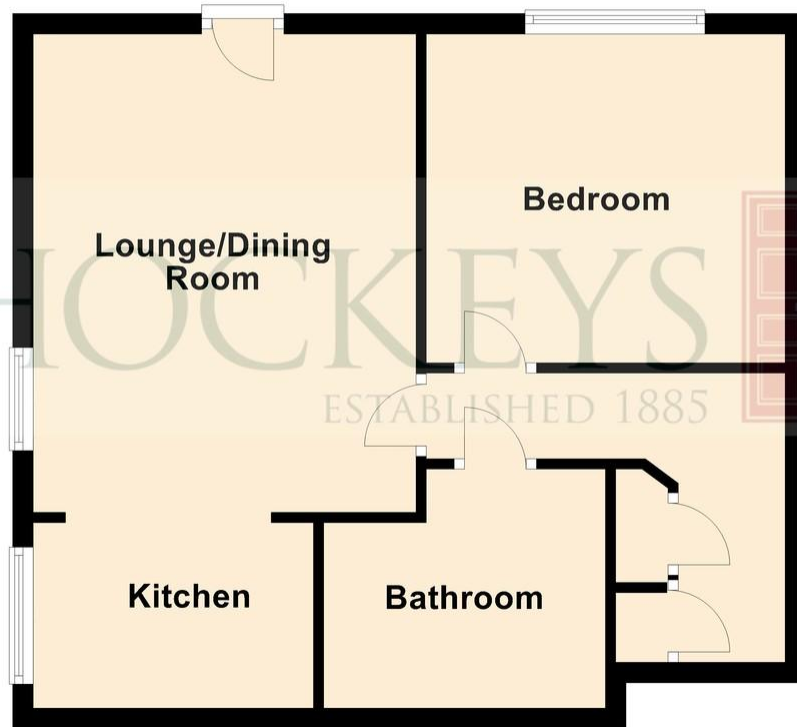
**KITCHEN** 8' 7" x 6' 3" (2.62m x 1.92m) Double glazed window to front aspect, range of matching base and wall mounted units, integrated fridge/freezer, built in electric cooker with four ring gas hob and extractor hood over. Cupboard housing gas boiler, extractor fan.

**OUTSIDE** There is an allocated parking space to the rear and on road parking is available.





## Ground Floor



**IMPORTANT:** Hockeys (Cambridge) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Cambridge) Ltd has any authority to make or give any representation or warranty in relation to this property .

10 Mill Road CB1 2AD  
Telephone: 01223 356054  
Email: [cambridge@hockeys.co.uk](mailto:cambridge@hockeys.co.uk)

[www.hockeys.co.uk](http://www.hockeys.co.uk)

**HOCKEYS**  
ESTABLISHED 1885





15 Alice Bell Close, Cambridge, CB4 1GN

£250,000 Leasehold

A well presented one bedroom apartment being sold either with no chain or with a tenant in situ, making it a perfect first time buy or investment. Situated a short walk from the Science Park, Cambridge North Station and the River Cam, whilst providing an open plan living room, diner, kitchen and a large double bedroom.



**HOCKEYS**  
ESTABLISHED 1885

