



EAGLE YARD
GREAT EASTERN STREET, CAMBRIDGE, CB1 3AB

Carter Jonas

Eagle Yard

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. The apartments can be purchased as a freehold investment block of six, or individually on long leaseholds.

Location

Eagle Yard is situated just off Mill Road, a 10-minute walk to Cambridge Railway Station and a 20 minute walk to Cambridge City Centre. Mill Road is popular among the young adult and student communities due to its proximity to the Railway Station and ARU. There is a variety of vibrant retail shops and restaurants which attract local residents. Eagle Yard is situated close to Mill Road bridge and opposite The Earl of Beaconsfield public house.

Agents Note: The furniture shown in these photographs is for illustrative purposes and does not form part of the sale.

Tenure

Leasehold (999 years remaining)

Local Authority

Cambridge City Council

Council Tax

Tax Band B

Service Charge

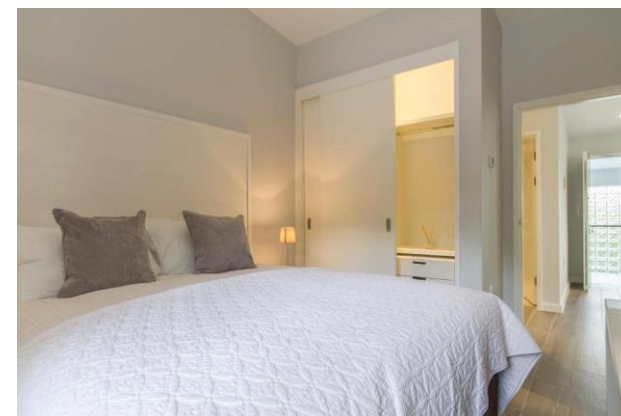
Estimated £1100 pa

Energy Performance

BAND B/C Individual Energy Performance

Viewings

Viewing by appointment only with Carter Jonas



Classification L2 - Business Data



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Flat 1, Eagle Yard, Cambridge

Total Area: 41.2 m² ... 443 ft²



All measurements are approximate and for display purposes only

Flat 2, Eagle Yard, Cambridge

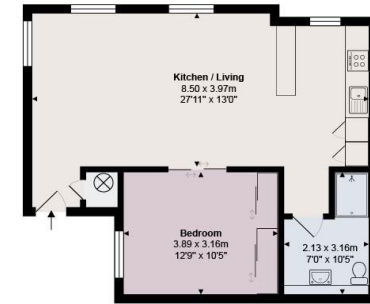
Total Area: 54.0 m² ... 582 ft² (excluding balcony)



All measurements are approximate and for display purposes only

Flat 3, Eagle Yard, Cambridge

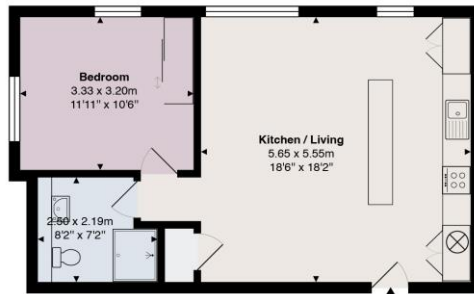
Total Area: 56.0 m² ... 602 ft²



All measurements are approximate and for display purposes only

Flat 4, Eagle Yard, Cambridge

Total Area: 51.5 m² ... 554 ft²



All measurements are approximate and for display purposes only

Flat 5, Eagle Yard, Cambridge

Total Area: 50.3 m² ... 542 ft²



All measurements are approximate and for display purposes only

Flat 6, Eagle Yard, Cambridge

Total Area: 47.3 m² ... 509 ft²



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Specification

Kitchens

- Contemporary style gloss fitted kitchens with stone worktops & matching full height splashbacks.
- Integrated Siemens induction hob & extractor
- Siemens combined oven and microwave.
- Integrated fridge, freezer, dishwasher and washer dryer
- Breakfast bar counter in units 1,2,3,4,6
- Wood grain effect porcelain tiled floors

Electrical

- Comprehensive electrical installation
- Energy saving dimmable downlights with master off switch.
- CAT 6 sockets and provision for wifi terrestrial and satellite tv provision

Bathrooms

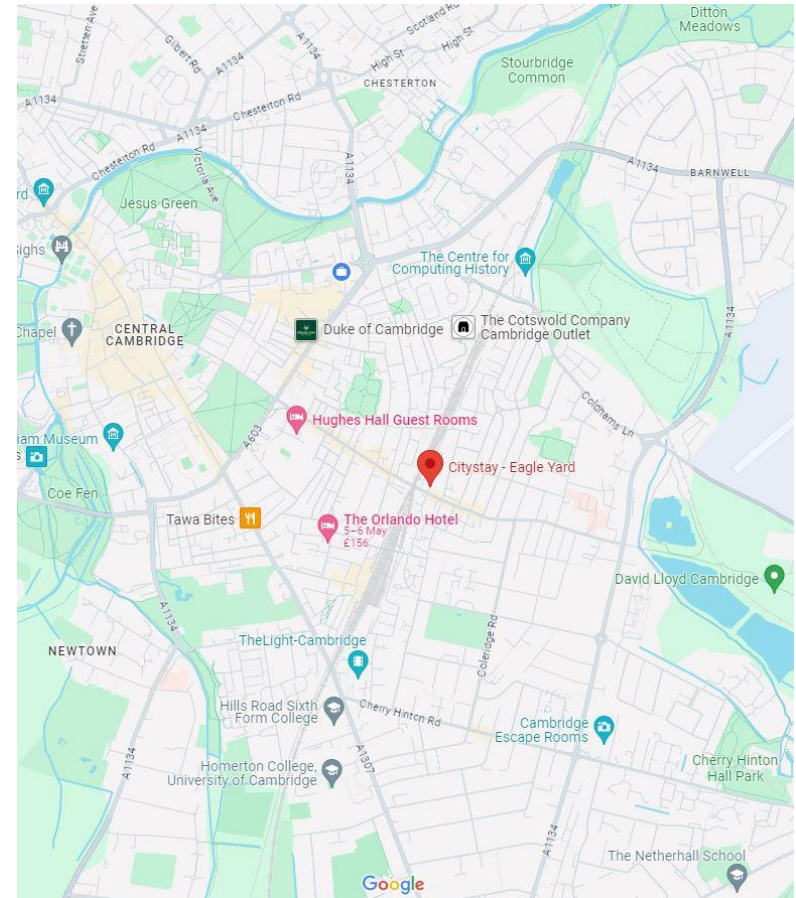
- Fully tiled shower rooms with wall hung sanitary ware.
- Showers with glazed screen & fitted mirrors & heated towel rail.

Bedrooms

- Fitted wardrobe with built in storage drawers.
- Heating and security
- Whole apartment ventilation system
- Electric underfloor & hot water systems
- Video entry system & CCTV
- Secure bin & cycle storage areas

Warranty

- Balance of 10 Year Build Warranty



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