



53 sqm / 568 sqft

Secure parking

Leasehold

1993

Top floor apartment

EPC - C / 75

2 bed, 1 bath, 1 recep

Council tax band - C

CORONATION

Occupying the top floor of Coronation House, this two-bedroom apartment offers practical, well-balanced accommodation in a central CB2 setting, with the added advantage of two allocated parking spaces positioned behind a secure barrier – an increasingly valuable asset so close to the heart of Cambridge.



Guide Price
£375,000.00



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Extending to approximately 53 sq. m (568 sq. ft), the layout is efficient and purposeful. The sitting/dining room forms the natural centre of the home, comfortably proportioned at just under 4m by 4m, with a broad window drawing in good natural light. The space is square enough to accommodate both seating and a dining table without compromise, making it equally suitable for quiet evenings or working from home.

The kitchen sits separately but directly off the main living space, fitted with contemporary cabinetry, integrated cooking appliances and fridge freezer, with standalone slimline dishwasher, generous work surfaces and a window to provide ventilation.

Both bedrooms are arranged off the central hall, creating a clear division between living and sleeping areas. The principal bedroom is a comfortable double, while the second bedroom offers flexibility as a guest room, study or for those sharing. The fully tiled, modern bathroom with P-shaped bath and shower over is sensibly positioned and easily accessible. A hall cupboard provides a plumbed in washing machine with dryer stacked on top adding further convenience and appeal.

Being on the top floor provides a greater sense of privacy and reduced noise transfer, which will appeal to both owner-occupiers and tenants. The two secure, barrier-controlled parking spaces significantly enhance day-to-day convenience and long-term letability in this location.

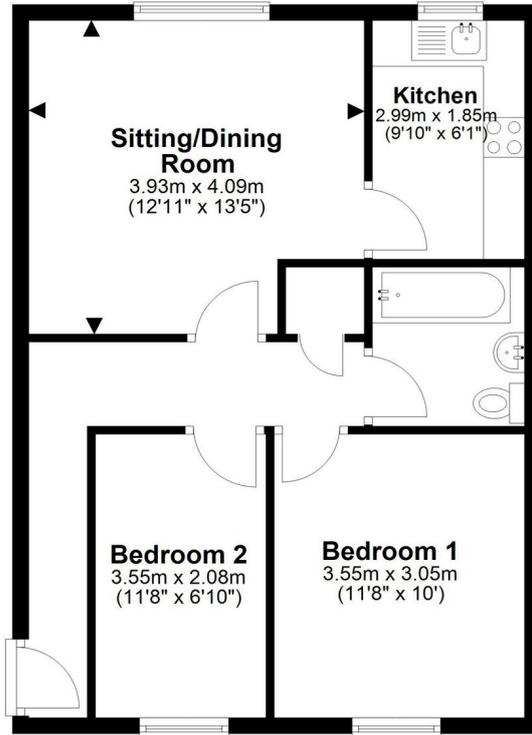
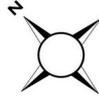
Leasehold details include 966 years remaining on the lease, with a service charge of £3,000 per annum and a ground rent of £0 per annum.

Coronation Street is positioned for immediate access to the railway station, the city centre and the employment hubs around Hills Road and the Biomedical Campus. For buyers seeking a manageable, well-located apartment with secure parking and enduring rental appeal, this is a straightforward and sensible choice.



Ground Floor

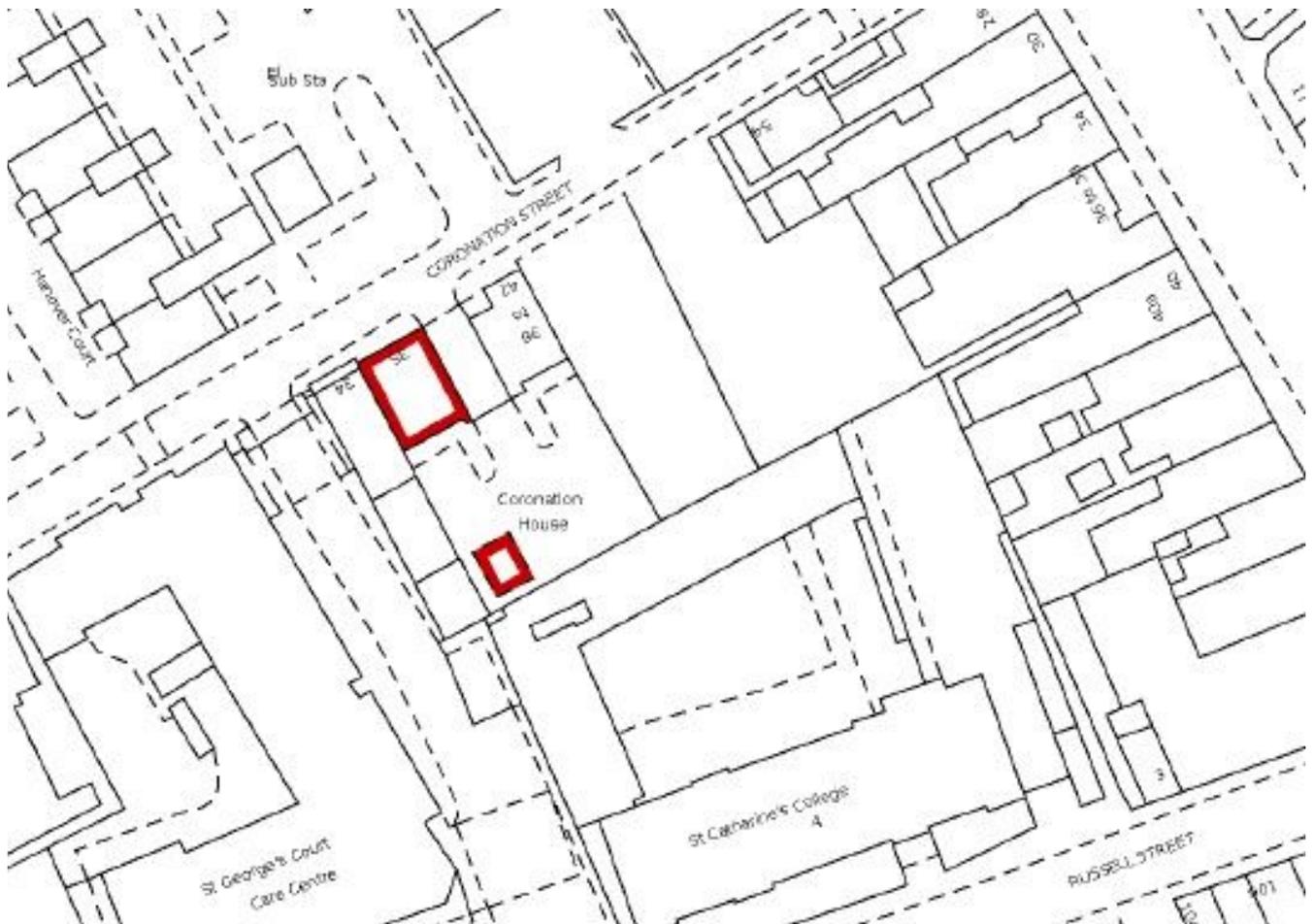
Approx. 52.8 sq. metres (568.2 sq. feet)



Total area: approx. 52.8 sq. metres (568.2 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk - IPMS 2

Plan produced using PlanUp.



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