



Kingsley Walk, Cambridge, CB5 8TH



pocock & shaw

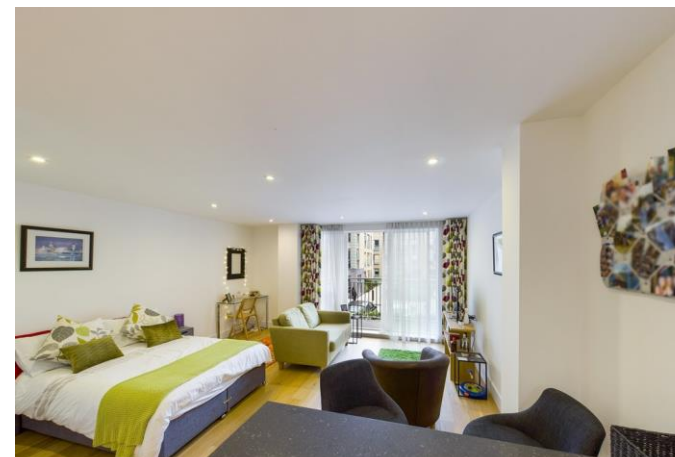
Residential sales, lettings & management

23 Newton Court
Kingsley Walk
Cambridge
CB5 8TH

A very well presented first floor studio apartment in this prestigious development in the heart of the city, close to the Grafton Centre and Midsummer Common.

- Superbly presented studio apartment
- Prestigious riverside development
- Decked balcony
- Hallway with utility cupboard
- Well appointed shower room
- Fitted kitchen area
- Underfloor heating
- Fitted wardrobes
- No upward chain
- Viewing highly recommended

Offers around £275,000



Kingsley Walk is located just off Newmarket Road, to the east of the city centre, beside Midsummer Common, and bordered to the north by the River Cam.

Cambridge railway station is within cycling distance and offers fast and regular mainline services to London from around 48 minutes. The M11 (junction 11) at Trumpington heads south towards Stansted Airport, 28 miles distant with London beyond.

Comprehensive shopping facilities are available close by including The Grafton Centre which benefits from a "Little Waitrose" and "Patisserie Valerie" and The Grand Arcade which has a number of high street retail outlets. There is a wide range of recreational amenities including a number of fashionable pubs and restaurants, particularly the renowned Michelin starred Midsummer House restaurant.

Newton Court forms part of this prestigious complex of apartments built by Berkeley Homes which benefits from a concierge service and well equipped resident's gym. The Gym and Concierge are conveniently located within the same building.

The property benefits from under floor heating throughout, has an open plan studio room with a built-in wardrobe, a large decked balcony, a well fitted kitchen area with polished granite work surfaces, and breakfast bar with various built in appliances including oven, induction hob and extractor, dishwasher and fridge.

Pets: Written consent from the Management is required in order for a Lessee to keep any pet on the development. Please kindly note that consent, if given, is granted at the discretion of the Management Company and can be withdrawn at any time.

In detail the accommodation comprises;

Private entrance door to

HALLWAY with recessed ceiling spotlights, timber flooring, doors to studio room.

UTILITY CUPBOARD 4' 7" x 3' 7" (1.4m x 1.09m) with automatic lighting, plumbing and space for washing machine, electric consumer unit, timber wood flooring.

SHOWER ROOM well appointed shower room with large shower cubicle with polished porcelain tiles, chrome shower unit, large daisy shower head, wash basin with shaver point, recessed shelf and mirror fronted cabinet over, wc with low cistern, recessed ceiling spotlights, chrome heated towel rail, polished porcelain floor tiles.

STUDIO ROOM 19'0" (max) x 15'0" stylish space with glazed sliding door and full length windows to balcony, fitted wardrobes with sliding doors to one wall, timber flooring, recessed ceiling spotlights.

KITCHEN AREA to one corner with good range of fitted wall and base units with under unit lighting. Siemens induction hob with glass splashback and extractor hood over, electric oven below, integrated dishwasher and under counter fridge, granite work surfaces with drainer next to one and a quarter bowl sink unit with mixer taps, large tiled stone flooring.

BALCONY 10' 0" x 3' 0" (3.05m x 0.91m) with timber decking.

SERVICES Mains water electricity and drainage

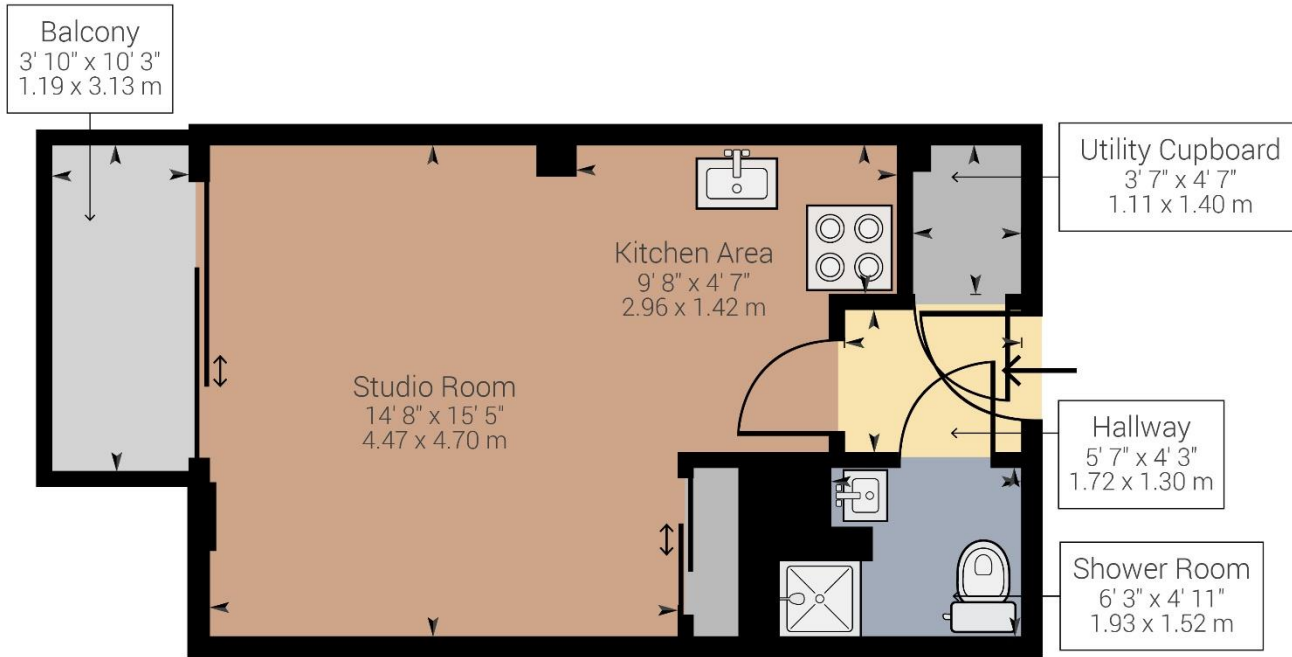
TENURE The property is leasehold with 993 years remaining. There is a service charge of about £1500per annum and a Ground Rent payable of £300per annum.

COUNCIL TAX

VIEWING By arrangement with Pocock & Shaw

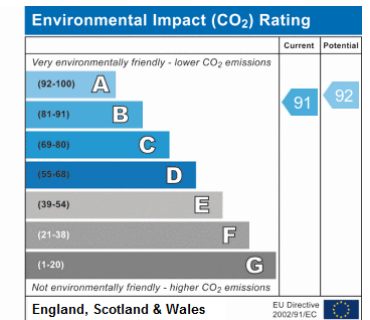
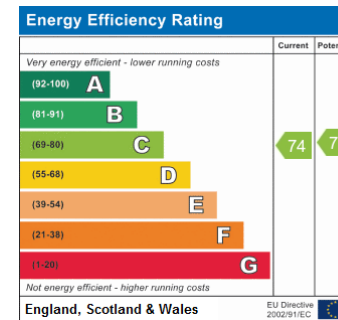
KBG/17245





Approximate net internal area: 371.12 ft² (412.16 ft²) / 34.48 m² (38.29 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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