Radcliffe & Rust
Residential sales & lettings

# 127 St. Matthews Gardens, Cambridge CB1 2PS

## Guide Price £245,000

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Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this bright one bedroom apartment in St Matthews Gardens, CB1. The development is in a fantastic central location with the Beehive Centre, Newmarket Road retail park, supermarkets and the Grafton Centre all being within easy walking distance. Cambridge train station and the city centre are also just one mile from the apartment. Outside of the property there are pleasant communal gardens and an allocated parking space in the secure, underground car park, there is also a private children's play area within the grounds. The development is approached from York Street and is also within walking distance of the wide range of independent shops, restaurants and cafes on Mill Road, Newmarket Road and nearby Burleigh Street.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this spacious one bedroom second floor apartment in St. Matthews Gardens, Cambridge, CB1. Located close to the city centre just off York Street, the property enjoys a prime position with all of Cambridge's amenities within easy reach.

Once inside the property, in the hallway, there is a video telecom phone which offers the new owner piece of mind from a security aspect. The first room you come to is the bathroom which has light grey wall tiles, a bath with overhead shower and glass screen, W.C. and hand basin. Next to the bathroom is the bedroom. A good sized double, the bedroom has a storage cupboard / wardrobe discretely positioned behind the bedroom door and a second cupboard which houses the Worcester combination boiler. The room is large enough for a double bed and additional furniture as required. At the end of the hallway is the open plan living and dining room which leads into the kitchen. This room offers pleasant views over the communal gardens and is large enough to create separate living and dining spaces. From the living and dining room, there is a doorway which leads to the kitchen. The kitchen has wooden coloured wall and base units with a dark coloured worktop and upstand. Within the kitchen there is an integrated full height fridge freezer and washer dryer, electric hob with electric oven underneath, cooker hood above and stainless steel splashback behind the hob and stainless steel sink and drainer.

The apartment is positioned centrally within the development and offers views over the generous communal gardens which can be enjoyed by all residents. Underneath the communal gardens, there is a secure underground carpark where there is one parking space allocated to this property. There is also a small private bike/ brick built storage shed.

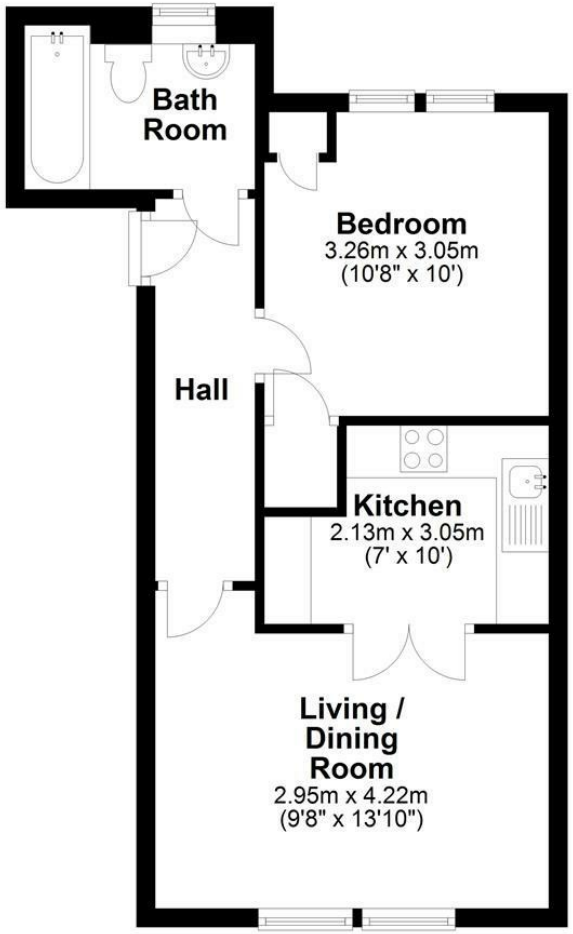
Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

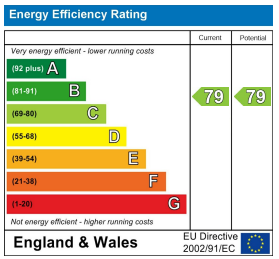
## Agents notes

Tenure: Leasehold
Years remaining: 102
Ground rent: £250 Per annum
Service charge: £3526.53 (2025)
Council tax: Band C - £1,999 for 2024 - 2025 (Cambridge City Council)
Chain - No onward chain

# Floor Plan

Approx. 39.5 sq. metres (425.2 sq. feet)




Total area: approx. 39.5 sq. metres (425.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.