



Radcliffe & Rust are delighted to offer, for sale, this immaculate one bedroom, top floor, apartment, located in the highly desirable central riverside area that boasts fantastic walks and cycles along the river into the city centre. This unique apartment is part of a gated community with secure parking and bike lockups. St Bartholomew's Court is a gated development located directly on the Riverside, in this peaceful area of Cambridge. The development benefits from a resident access road, leading to the river Cam and offers easy access to the City Centre, which is a 15 minute walk along the picturesque river path, and a range of excellent local amenities. The property also has easy access to the Cambridge North train station (1 mile) via the foot and cycle bridge, which is located directly in front of the St Bartholomew's development, into Chesterton. Newmarket Road offers quick access for the commuter, via the A14 at Fen Ditton.

The flat itself offers breathtaking views from the two balconies,. Internally the property is very well presented and comprises living/dining, with views over the river, double bedroom, fully fitted kitchen and recently fitted bathroom. Outside, the property benefits from a private parking space and the use of secure bike lock ups.

Communal entrance

With door leading to the communal entrance hall, with stair well and lift leading to all floors

Rear balcony

With views over the attractive courtyard and door leading to:

Entrance hall

With door to rear aspect, radiator, airing cupboard, with door to:

Bathroom

A recently fitted, fully tiled three piece suite comprising bath with shower over, vanity wash hand basin, low level W.C and a heated towel rail.

Kitchen

With double glazed window to rear aspect, fitted with a matching range of wall and base units with worktop over, inset sink/drain, four ring gas hob with electric oven under and extractor hood over, built in fridge/freezer, built in washer/dryer, built in dishwasher, tiled floor.

Bedroom

With double glazed window to rear aspect, built in wardrobes, radiator.

Living/dining room

With full length double glazed windows and doors leading to front balcony, television point, radiator.

Outside

Bartholomew's court benefits from generous and attractive communal gardens while the property itself comes with two exceptional balconies allowing for generous outdoor space. The front balcony offers stunning views over the river and sunset facing. The perfect place to enjoy an evening aperitif. The rear spacious balcony is ideal for outdoor dining, BBQs, plants.

Parking

The property comes with its own secure private parking space and visitor parking is available. Bike lockups and secure indoor storage lockers are allocated to the property.

Agent notes

Council Tax: Band C

Tenure: Leasehold

Ground rent: £250.00 per annum

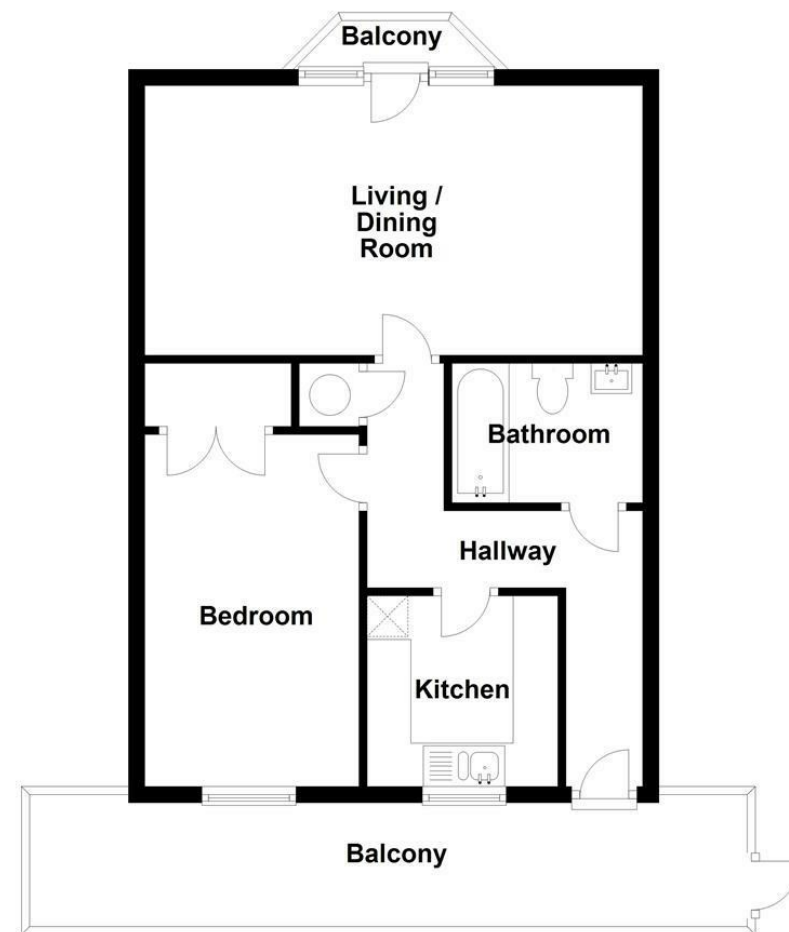
Service charge: Approximately £3,600 per annum





Floor Plan

Approx. 51.8 sq. metres (557.5 sq. feet)



Total area: approx. 51.8 sq. metres (557.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

