

- Located just off Newmarket Road, offering easy access to the city centre and A14.
- Close to Stourbridge Common and the River Cam — ideal for walks and outdoor pursuits.
- Walking and cycling distance to Cambridge city centre and retail parks.
- Great local amenities, including shops, cafes, and supermarkets nearby.
- Two-bedroom first-floor flat in a well-maintained purpose-built development.
- Open-plan living and kitchen area — bright, sociable, and functional.
- Some updates already completed, with scope to personalise and add value.
- Generous off-road parking for residents and visitors.
- Large communal garden providing green outdoor space without the maintenance.
- Ideal for first-time buyers, investors, or downsizers looking for a project with potential.

**25 Regatta Court, Oyster Row**  
**Cambridge CB5 8NS**  
**Guide Price £270,000**



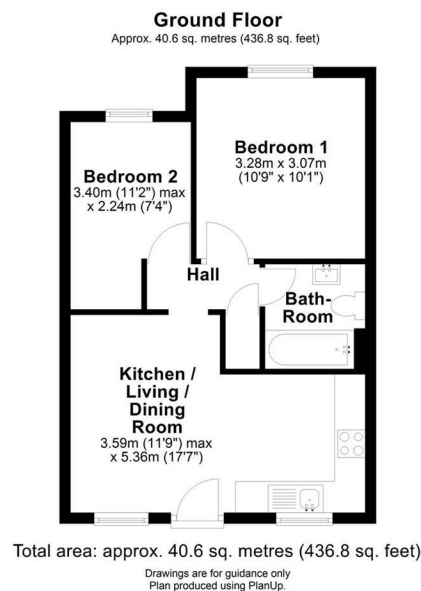


Regatta Court is a purpose-built development nestled just off Newmarket Road, offering residents a peaceful setting with convenient access to the vibrant heart of Cambridge. Positioned close to the River Cam and Stourbridge Common, the area blends city living with green open spaces, perfect for those who enjoy riverside walks, cycling, or easy access to nature. Local amenities are plentiful, with supermarkets, cafes, and restaurants nearby, and Cambridge's historic city centre is within easy reach by foot, bike, or public transport. The area is also well connected for commuters, offering swift access to the A14 and Cambridge North railway station.

Situated on the first floor of a well-regarded development, this two-bedroom flat offers a great opportunity for buyers looking to add their own style to a home. A walkway leads to the private front door, which opens into a spacious open-plan living and kitchen area — a recently fitted kitchen offering a sociable and light-filled space ideal for modern living. A small inner hallway connects this space to two well-proportioned bedrooms and the bathroom, that has been recently updated. The current owner has made some updates, including new flooring, kitchen and bathroom, but there is plenty of potential for further improvement. Externally, residents benefit from a generous communal garden and ample off-road parking, making this a practical and appealing home for first-time buyers, investors, or those looking to downsize.

## Agent notes

Council Tax Band: B  
Tenure: Leasehold.  
Ground Rent: £150.00 per annum  
Service Charge: £800 per annum  
Remaining Lease: 84 Years



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

