





Carlyle House, Devonshire Road is positioned a short walk from Cambridge Railway Station, a short bike ride from the city centre and is close by to a regular bus service that will take you around the City. Devonshire Road is located off Mill Road and so benefits from being surrounded by the bustling and energetic district, that is famous within the city for its wide range of independent shops, convenience stores, eateries, public houses and cafes. Cambridge has become the focus of the country's technology and bio-science industries, which in turn has created a multitude of related businesses. This factor alone has fuelled a booming local economy and created a wealth of employment opportunities for young professionals. Mill Road has become a popular area for those working in these tech industries, such as the new Bio medical Campus which is just two miles to the west and the renowned Science and Business Parks that are just three miles to the north. The school catchment for the property is for St Paul's Primary School and Parkside Community College.

The Garden Studio is an absolutely stunning two bedroom property, which is situated within the courtyard garden of Carlyle House, 20 Devonshire Road. The property is accessed via the main front door for Carlyle House and benefits from a video entry system that connects directly with The Garden Studio.

The Garden Studio has an oak entrance door that leads to the hallway. From the hallway one has the option of entering the living space or taking the stairs to the first floor. The living room offers open and bright accommodation with full length sliding doors, that lead to the private courtyard garden. The living room also benefits from a feature chimney with flue and hearth in place, ready for a future owner to install a wood burning stove, if desired. The living room's oak engineered flooring continues through to the open plan kitchen/dining area, which is found at the rear of the property. The kitchen's white, high gloss and contemporary finish combine with the quartz worktop and side glazing to continue the property's modern and bright feel.

To the first floor, the Garden Studio's wonderful finish is continued with two double bedrooms, both of which have fitted wardrobes and are finished with carpets. The spacious bathroom benefits from a four piece suite comprising bath, one-and-a-half shower cubicle, hand basin and W.C.

Outside there is a private courtyard area and secure bike and bin storage.

In summary, The Garden Studio is one of the best examples of a pied-à-terre style property. The modern, bright and open accommodation are matched only by the property's fantastic location and peaceful setting. Rarely can one find a property that offers ample space, a modern finish and a peaceful setting, all in the heart of such a vibrant city.

### Agent notes

Tenure: Leasehold, with share of the freehold  
Managing agent: Wager Property Management  
Council tax band: B

Approximate lease length 999 years.

Service charge approximately £1,800.00 per annum

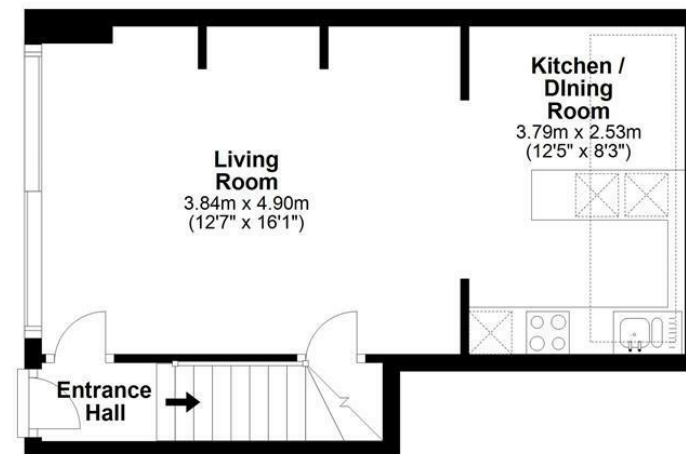
Parking: On street permit available from Cambridge City Council.





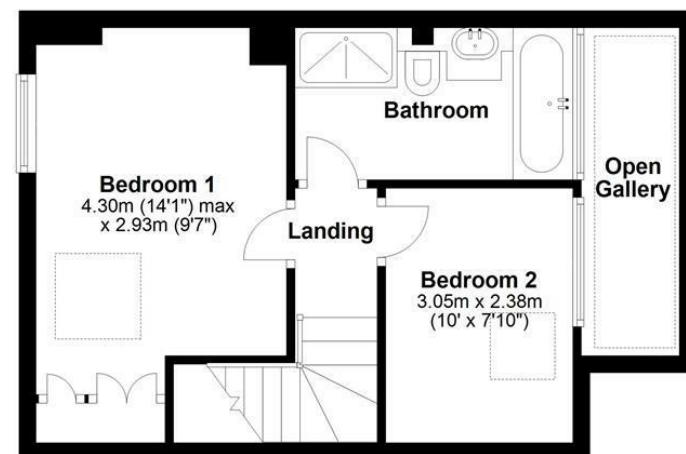
## Ground Floor

Approx. 32.9 sq. metres (353.7 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.1 sq. feet)



Total area: approx. 68.9 sq. metres (741.8 sq. feet)



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



