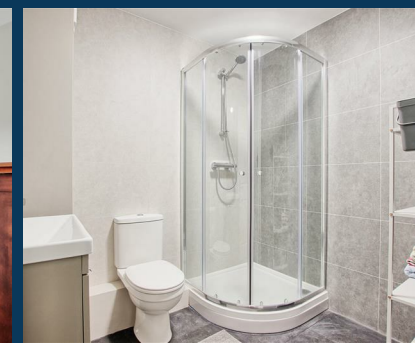


- Peaceful and well-connected development off Newmarket Road
- Fully renovated ground-floor apartment with modern finishes throughout
- Stylish open-plan kitchen/living/dining area with garden outlook
- Direct access to communal gardens from the living space
- Attractive shaker-style kitchen with integrated appliances
- Bright double bedroom with neutral décor
- Contemporary shower room with modern fixtures and tiling
- Beautifully maintained communal gardens with picnic benches and mature trees
- Ample residents' parking within the development
- Excellent access to the River Cam, Stourbridge Common, Cambridge North station, and city centre

**Regatta Court Oyster Row**  
**Cambridge CB5 8NS**  
**Guide Price £240,000**



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, Midsummer Common and Jesus Green, the area blends city living with green open spaces — perfect for those who enjoy riverside walks, cycling, or simply easy access to nature. Local amenities are plentiful, with supermarkets, cafés, and restaurants nearby, and Cambridge's historic city centre is within easy reach by foot, bike, or public transport. The neighbourhood is also ideal for commuters, offering swift connections to the A14 and Cambridge North railway station, while benefitting from the tranquil riverside atmosphere that defines this part of the city.

Positioned on the ground floor of this well-kept development, Regatta Court offers an attractive, fully renovated one-bedroom apartment combining stylish modern finishes with a peaceful setting.

The property opens into a welcoming hallway leading through to a bright, open-plan kitchen/living/dining area that overlooks the communal gardens. The contemporary kitchen has been refitted with sleek shaker-style units, an integrated oven and hob, and generous worktop space, creating a sociable and practical layout for modern living. The room's French doors provide direct access to the communal garden, where the current owners have created a pleasant seating area just outside their door — ideal for enjoying morning coffee or a glass of wine in the evening, surrounded by greenery.

The bedroom is a comfortable double, featuring neutral décor and a large window that brings in plenty of natural light. The shower room has been stylishly refitted with modern tiling, a corner shower enclosure, and contemporary fixtures, completing the home's crisp and updated aesthetic.

Residents benefit from well-maintained communal gardens, including mature trees and picnic benches, creating a real sense of space and community. There is also ample off-road parking and covered outdoor cycle storage, making this an ideal home for professionals, first-time buyers, or those seeking a low-maintenance Cambridge base close to the river.

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.

## Agent Notes

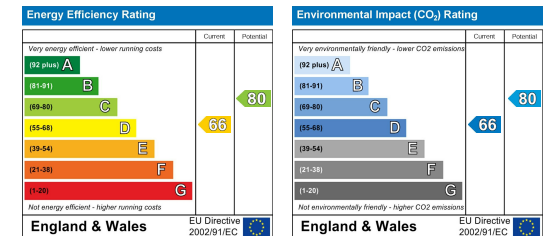
Council Tax Band: B

Tenure: Leasehold.

Ground Rent: £150.00 per annum

Service Charge: £800 per annum

Remaining Lease: 174 years remaining from an original 215 year lease.



**Floor Plan**  
Approx. 36.7 sq. metres (395.5 sq. feet)



total area: approx. 36.7 sq. metres (395.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

