



Brooke House, Kingsley Walk, Cambridge, CB5 8TJ



## Brooke House

Kingsley Walk, Cambridge,  
CB5 8TJ

- Available from 08/05/2026
- Unfurnished
- EPC: B
- Council Tax Band: D
- Gas Central Heating - Centralised Communal Boiler
- Allocated Parking
- Balcony
- Concierge and Gym

A modern 2 bedroom 3rd floor city apartment forming part of this select development adjacent to Midsummer Common. The accommodation comprises entrance hall with store cupboard, spacious living room with fitted kitchen and balcony, master bedroom with en suite shower room, further double bedroom and bathroom. Under floor heating throughout. Allocated parking space and use of residents gymnasium and on site Concierge service. Unfurnished. Available from 08/05/2026. EPC: C and Council Tax Band: D



# £1,995 Per Month





## LOCATION

Kingsley Walk sits just off Newmarket Road, next to Midsummer Common, within Cambridge's Market ward. A variety of local amenities are close by, including those at the Grafton Centre, as well as the vibrant areas of Mill Road and Chesterton. The property also offers easy access to the historic city centre and Cambridge railway station, which is around 1.5 miles away.



## ENTRANCE HALL

built in storage cupboard housing washer dryer. The living room, bedrooms and bathroom are accessed off the entrance hall.

## LIVING ROOM

window to side aspect, patio doors to balcony and open to:

## KITCHEN

modern fitted kitchen with base and wall units, work tops, sink and integrated appliances including oven, induction hob with extractor above, fridge freezer and dishwasher.

## BALCONY

decking and railing balustrade.

## BEDROOM 1

fitted double wardrobe with sliding mirrored doors, window and door to rear aspect with Juliet balcony and door to:

## EN-SUITE SHOWER ROOM

shower enclosure, WC and wash basin with fitted shelves and mirrored cabinet above and heated towel rail.

## BEDROOM 2

fitted double wardrobe with sliding doors and window to rear aspect.

## BATHROOM

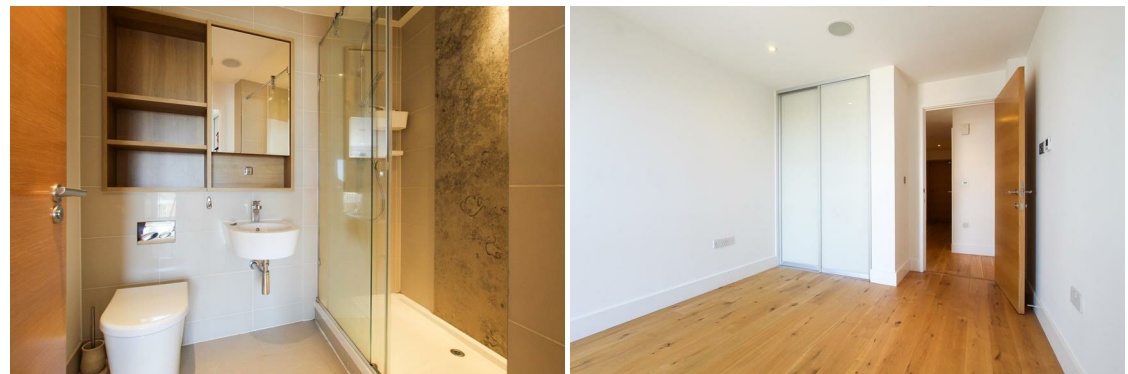
shower over bath, WC and wash basin with fitted shelves and mirrored cabinet above and heated towel rail.

## LETTING AGENT NOTES

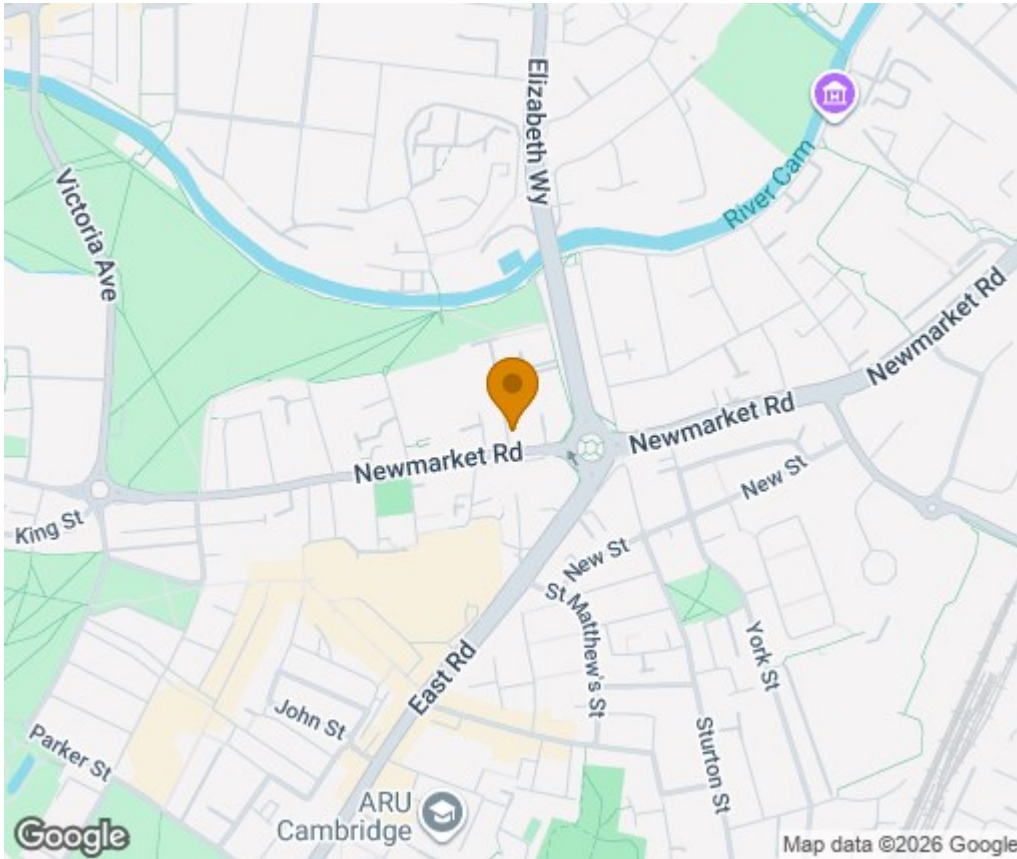
For more information on this property please refer to the Material Information brochure on our Website.

Holding Deposit - £460

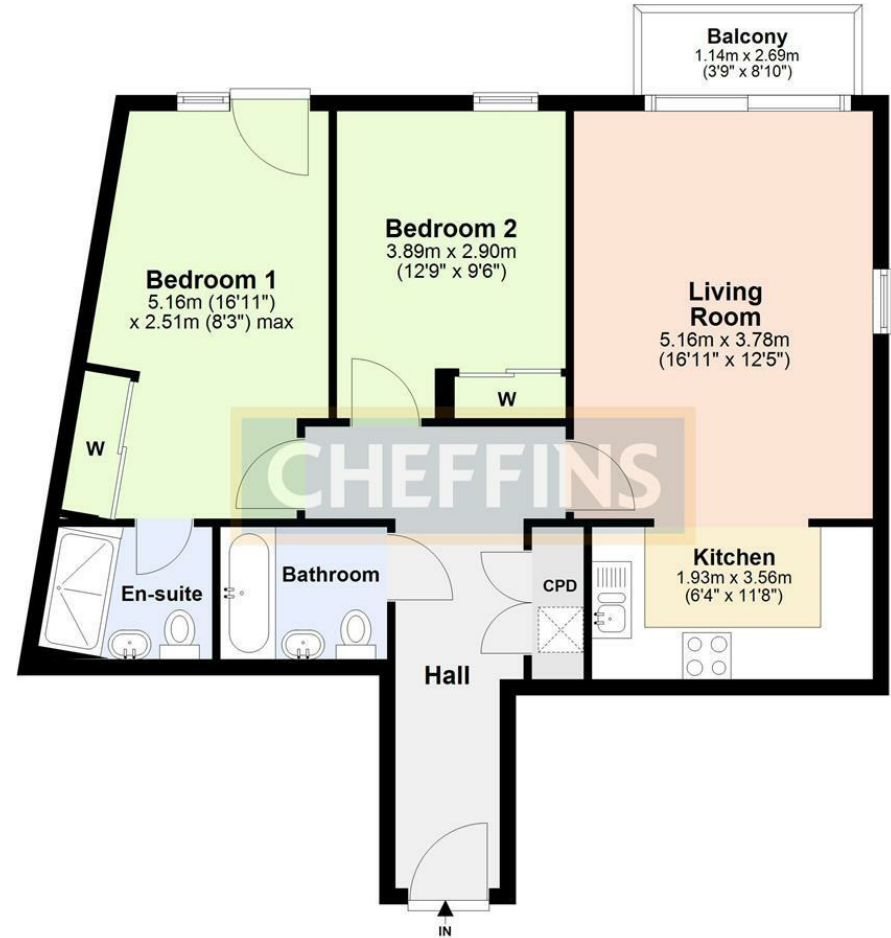
Deposit - £2301







**Third Floor**  
 Approx. 74.4 sq. metres (800.6 sq. feet)  
 (excluding Balcony)



Total area: approx. 74.4 sq. metres (800.6 sq. feet)

Floor area excludes the Balcony.  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

Agents note:  
 For more information on this property please refer to the Material Information Brochure on our website.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.