



Water Street, Cambridge, CB4 1NZ

CHEFFINS

Water Street

Cambridge,
CB4 1NZ

A truly unique one-bedroom first floor apartment, forming part of an imposing Grade II listed property, offering well-proportioned accommodation alongside an attractive shared garden, situated on an extremely attractive street, overlooking the river, with ease of access to the city centre, Cambridge North and other nearby amenities.

LOCATION

Chesterton holds enduring popularity within Cambridge, boasting local gems like Stir and Barbarella cafes, as well as esteemed dining spots such as Restaurant 22 and the Michelin-starred Midsummer House lining Chesterton Road. Water Street sits just a short 0.7-mile stroll from Cambridge North train station, and a mere 2 miles from Cambridge station, facilitating easy access to regular services connecting to London Kings Cross, London Liverpool Street, and national routes to destinations like Birmingham and Brighton. With convenient pedestrian and bicycle pathways tracing the scenic river, historic central Cambridge beckons with its diverse array of eateries, vibrant shopping experiences at The Grand Arcade, and the lively ambiance of the daily local market.



Guide Price £320,000





PANELLED GLAZED ENTRANCE DOOR

leading into:

ENTRANCE HALLWAY

on a split level with initial tiled flooring from entrance door with steps and archway leading to the other level, radiator, panelled door providing access into storage/coat cupboard, wall mounted thermostat, panelled glazed window to side aspect, panelled doors leading into respective rooms.

LIVING/DINING ROOM

former fireplace with open brick surround with the availability to return to an open fireplace, picture rails, radiator, panelled glazed windows to both side aspect as well as overlooking the rear garden.



KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers with wood effect rolltop work surface with inset stainless steel sink with hot and cold mixer tap and drainer to side, cooker with 4 ring electric hob, double oven below, and concealed extractor hood above, tiled splashback, space for fridge/freezer, wall mounted Vaillant gas fired combi boiler providing hot water and heating for the property, radiator, tiled flooring, high vaulted ceilings, LED downlighters underneath wall mounted cabinets as well as LED downlighters in ceiling, and panelled windows out onto side aspect.

BEDROOM

with high ceiling, radiator, loft hatch with pull down ladder for storage, original single glazed sash window overlooking front garden and looks out onto a splendid mature cedar tree and views of the river.

SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head, tiled surround and accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, cupboards below wash hand basin, wall mounted and mirrored

cupboard with shelving, radiator, tiled flooring, wall mounted mirror with lighting feature, high vaulted ceilings, extractor fan, panelled windows fitted with privacy glass out onto rear aspect.

OUTSIDE

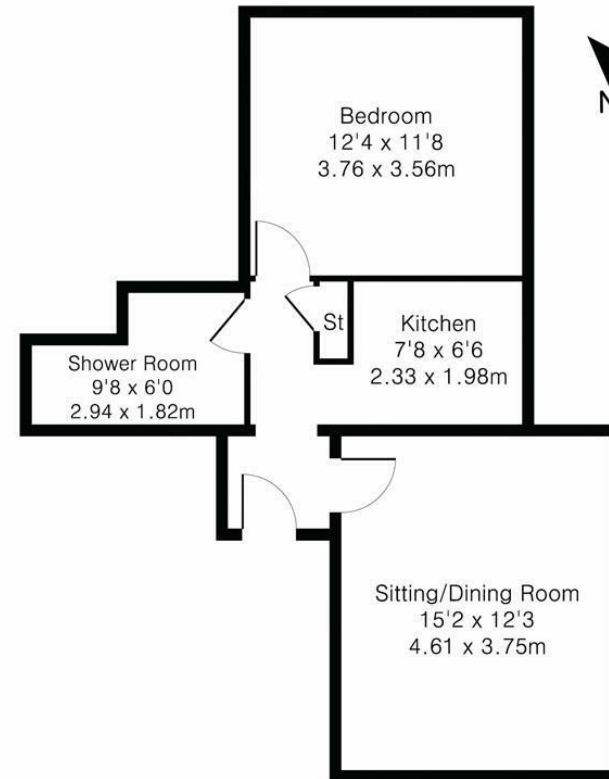
The property is accessed via a wrought iron gate in Water Street, providing right of way access over this land to both 1A and 1B. Beside the entrance to the ground floor apartment is a gravelled path. There is soon to be fitted a metal gate. Covered bin store for exclusive use of 1B and own wall mounted post box. The gravel path leads round to the rear garden and external stairs to 1B, with an attractive rock formation on the left hand side well stocked as an alpine garden.

The rear garden is a shared space which is principally laid to lawn with a further two gravelled areas which are assigned to 1A and 1B respectively with some slatted timber partitions providing privacy and screening. Centrally located is a mature walnut tree and the remainder of the garden is then bordered by some well stocked beds as well as recently planted hedging to provide a partition from the neighbouring property. A gate in the hedge provides access to the external understairs secure storage cupboard exclusive use of 1B apartment and adjacent to this is a secure and covered bike store for the apartment.





Approximate Gross Internal Area 491 sq ft – 46 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 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		

Guide Price £320,000

Tenure – Leasehold – Share of Freehold

Council Tax Band – B

Local Authority – Cambridge



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | 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.

