



Kingsley Walk, Cambridge, CB5 8TH

**CHEFFINS**



## Kingsley Walk

Cambridge,  
CB5 8TH

An extremely well-proportioned apartment, offering flexible and airy accommodation, boasting two south-westerly-facing balconies and convenient undercroft parking, occupying a privileged location with easy access to both Midsummer Common and the River Cam. This delightful property is offered for sale with the added benefit of no onward chain.

### LOCATION

Newton Court offers residents an array of excellent facilities, including a gymnasium and a dedicated concierge service. This property benefits from allocated parking for one vehicle and a secure, covered bike storage area. The building features an immaculate reception hall with access to both a lift and a staircase. It is conveniently located within walking distance of Midsummer Common and the City Centre, and is less than two miles from Cambridge North Station. Situated off Newmarket Road near Maids Causeway, Newton Court provides easy access by foot or bicycle to the city centre, the Grafton Centre, and Midsummer Common. Cambridge boasts extensive schooling, shopping, and transport facilities, including a main line railway station with links to London Liverpool Street and Kings Cross. The development itself is adjacent to Midsummer Common and very close to the river, making it an ideal location for residents.

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**Guide Price £550,000**





## ENGINEERED TIMBER ENTRANCE DOOR

leading into:

## ENTRANCE HALLWAY

with a wealth of built-in storage cupboards, utility cupboard with space and plumbing for washer/dryer, engineered oak flooring, inset LED downlighters, wall mounted underfloor heating thermostat, doors leading into respective rooms.

## OPEN PLAN KITCHEN/DINING/LIVING ROOM

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers with stone work surface with inset stainless steel one and a quarter bowl sink with drainer to side, hot and cold mixer tap, integrated Siemens 4 ring induction hob with concealed extractor hood above and integrated oven below, integrated and concealed dishwasher, integrated and concealed fridge/freezer, wealth of further storage units available, continuation of the stone work surface creates a breakfast bar to the other side of the kitchen units, tiled flooring, inset LED downlighters, further extraction unit, leading into LIVING/DINING ROOM with engineered wooden flooring, inset LED downlighters, wall mounted underfloor heating thermostat and set of double glazed full height windows and doors leading out onto balcony.

## PRINCIPAL BEDROOM SUITE

with full height range of built-in wardrobes fitted with railings and shelving accessed via sliding doors, inset LED downlighters, wall mounted underfloor heating controls, full height and full width set of double glazed windows, door through to:

## EN SUITE SHOWERROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head, accessed via glazed shower door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, tiled flooring, inset timber shelving, cupboard with mirrored door, inset LED downlighters, extractor fan.

## BEDROOM 2

with wall mounted underfloor heating controls, inset LED downlighters, full height set of windows, double glazed windows overlooking balcony, further full height set of double glazed windows and door opening onto balcony with metal balustrades.

## FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head and hot and cold mixer bath tap, further shower head attachment, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, tiled flooring, inset timber shelving, cupboard with mirrored door, inset LED downlighters, extractor fan.

## OUTSIDE

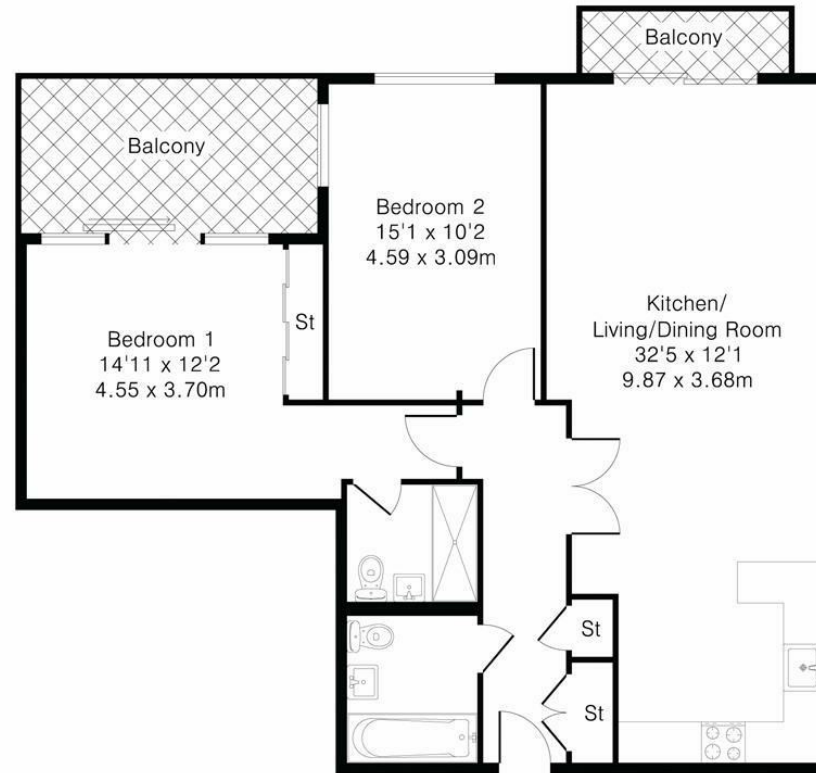
The property benefits from two balconies, one led off the main living area with the other being a covered balcony, enjoying access from both bedrooms enhancing the flexibility of this space.

The property is accessed via a communal entrance door, with Newton Court benefitting from the concierge's desk and immediate gym access by the entrance. A set of stairs or lift will take you to the second floor where this property is located.





Approximate Gross Internal Area 931 sq ft – 86 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £550,000

Tenure – Leasehold

Council Tax Band – E

Local Authority – Cambridge



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.



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