St. Marks Court, Cambridge, CB3 9LE

CHEFFINS

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Guide Price £780,000

A spacious, improved and updated modernist three-storey townhouse, forming part of this small and select development, ideally situated close to the centre of the highly favoured Newnham Croft district of the city. The property further benefits from its own enclosed garden, together with a single garage.

LOCATION

St. Marks Court enjoys a highly regarded position within the sought-after Newnham district of Cambridge, offering a peaceful residential setting just a short distance from the city centre. The location provides excellent access to the historic university colleges, the Sidgwick Site, West Cambridge and the many amenities of Newnham Village, including local shops, cafés and everyday services. Residents benefit from attractive nearby green spaces such as Lammas Land, Sheep's Green and the River Cam, while Cambridge railway station, the city centre and major road links including the M11 are all easily accessible.

ENTRANCE HALLWAY
Ceiling with inset downlighters, parquet flooring, staircase rising to the first floor, and double glazed frosted window to the front.

CLOAKROOM
Fitted with a white suite comprising a low-level flush WC and hand wash basin with mixer tap, tiled splashbacks and storage cupboard below. Architectural radiator, tiled floor, ceiling with inset downlighters, and double glazed frosted window to the front.

LIVING/DINING ROOM
A well-proportioned reception room featuring a ceiling with a range of inset downlighters, architectural radiator, understairs storage cupboard, parquet flooring, and double glazed bi-fold doors to the rear leading out to the garden.

KITCHEN
Fitted with a good range of contemporary handleless storage cupboards and drawers with square-edged working surfaces incorporating a 1½ bowl single drainer sink unit with mixer tap. Integrated appliances include an electric oven, microwave combination oven, warming drawer, concealed refrigerator and freezer, four-ring hob with extractor fan above, and concealed dishwasher. Ceiling with inset downlighters, architectural radiator, double glazed roof lantern, and double glazed window to the rear with fitted shutters.

UTILITY ROOM
Wall-mounted British Gas boiler providing domestic hot water and central heating. Plumbing and space for an automatic washing machine together with space for a stacked tumble dryer. Ceiling with inset downlighters.

FIRST FLOOR

LANDING
Architectural radiator and staircase rising to the second floor.

BEDROOM TWO
Ceiling with inset downlighters, architectural radiator, and double glazed window to the rear.

BEDROOM THREE
Ceiling with inset downlighters, architectural radiator, and double glazed window to the front.

BEDROOM FIVE
Architectural radiator, double glazed French doors to the rear, and ceiling with inset downlighters.

SHOWER ROOM
Fitted with a contemporary suite comprising a walk-in shower with glazed sliding door, drench shower head and handheld attachment, hand wash basin with mixer tap and storage drawers below, and low-level flush WC. Tiled floor, architectural radiator, ceiling with inset downlighters, and double glazed frosted window to the front.

SECOND FLOOR

LANDING
Skylight and architectural radiator.

BEDROOM ONE
Ceiling with inset downlighters, range of fitted wardrobe furniture, architectural radiator, and a pair of double glazed windows to the rear.

BEDROOM FOUR
Architectural radiator and double glazed window to the front.

BATHROOM
Fitted with a white four-piece suite comprising a tiled panelled bath with mixer tap and shower attachment incorporating a drench shower head and handheld attachment with glazed shower screen, bidet, low-level flush WC, and hand wash basin with mixer tap and storage cupboard below. Architectural radiator, ceiling with inset downlighters, and double glazed frosted window to the front.

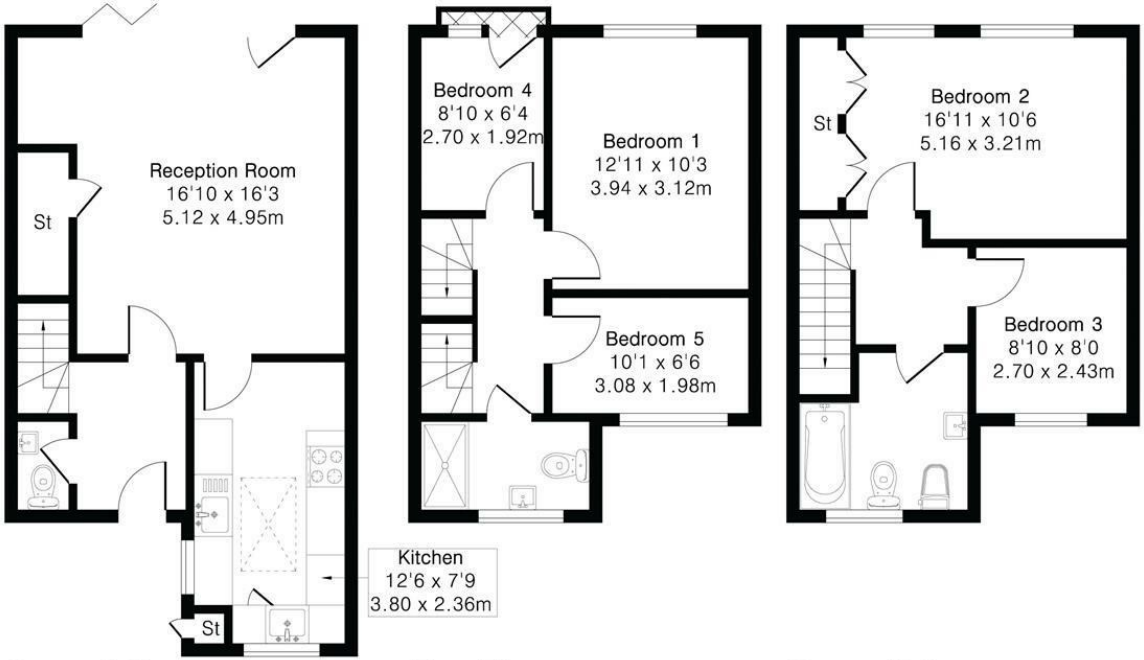
OUTSIDE
To the front of the property is a paved garden with space for refuse and recycling bins, together with a useful storage cupboard, pathway leading to the front entrance door, and outside lighting.

The enclosed rear garden benefits from gated pedestrian rear access and is principally paved for ease of maintenance, complemented by well-stocked flowering and shrub borders. There is also a small storage shed.

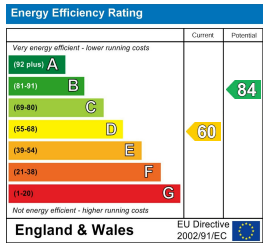
A single garage, situated within a nearby block, is fitted with an up-and-over door.

Approximate Gross Internal Area 1198 sq ft - 111 sq m

Ground Floor Area 462 sq ft – 43 sq m
First Floor Area 368 sq ft – 34 sq m
Second Floor Area 368 sq ft – 34 sq m



Ground Floor First Floor Second Floor



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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Guide Price £780,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Cambridge City Council

For more information on this property please refer to the Material Information Brochure on our website.
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.