



Kingsley Walk, Cambridge, CB5 8NY

**CHEFFINS**

## Kingsley Walk

Cambridge,  
CB5 8NY

A well presented and generously proportioned one bedroom ground floor apartment, benefitting from a private balcony with views towards the River Cam, allocated underground parking, concierge service and residents' gym facilities, situated within this highly regarded riverside development just moments from Midsummer Common, Cambridge North Railway Station and the historic city centre.

### LOCATION

Kingsley Walk forms part of this highly regarded riverside development positioned approximately 1.5 miles north of Cambridge city centre, ideally situated for access to a wide range of local amenities together with the River Cam and Midsummer Common, offering attractive green open spaces and scenic riverside walks. Cambridge North Railway Station is readily accessible and provides direct services into London King's Cross and beyond, whilst the Science Park, Cambridge Business Park and St John's Innovation Centre are all within close proximity, making the location particularly convenient for professionals. The area is also well served by excellent road links via the A14 and M11, together with regular cycle and pedestrian routes connecting through to the historic city centre, nearby colleges and surrounding districts.



Guide Price £275,000





## SECURE COMMUNAL ENTRANCE

Secure communal entrance with glazed entrance door leading through into communal entrance hall with the apartment entered via panel entrance door leading through into:

## ENTRANCE HALL

With wood effect flooring, wall mounted underfloor heating controls, large built in storage cupboard with space and plumbing for washing machine together with fitted shelving, and doors leading through into the respective rooms.

## BATHROOM

Comprising a three piece suite with low level W.C., wash hand basin with stainless steel mixer tap, panel sided bath with wall mounted shower attachment and glazed shower screen, heated towel rail, fitted shelving, tiled flooring and extractor fan.

## BEDROOM

With wall mounted underfloor heating controls, built in double wardrobe and glazed door with adjoining full height glazed panel opening onto a balcony overlooking the communal gardens.

## OPEN PLAN KITCHEN/LIVING/DINING ROOM

### KITCHEN AREA

Comprising a collection of both wall and base mounted storage cupboards and drawers finished in a wood effect style with contrasting black work surfaces and matching

splashbacks, inset stainless steel sink with mixer tap and drainer to side, integrated electric oven with four ring hob and extractor hood above, integrated dishwasher and fridge/freezer, breakfast bar area, wood effect flooring and recessed spotlights.

## LIVING/DINING AREA

With continuation of the wood effect flooring from the kitchen area, wall mounted underfloor heating controls, ample space for both seating and dining arrangements, double glazed windows overlooking the communal gardens and glazed door leading through onto the private balcony.

## BALCONY

With composite style decking and glazed privacy screen, enjoying views towards the communal gardens and River Cam beyond.

## OUTSIDE

Externally, the property benefits from one allocated parking space within the secure underground car park together with locked bicycle storage facilities. The development further benefits from concierge service, residents' gym facilities and well maintained communal grounds.

## AGENTS NOTE

Tenure - Leasehold  
Length of Lease - 985 Years Remaining  
Annual Ground Rent - £350  
Annual Service Charge - £2,950



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (12 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 79                      | 79        |
| (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 |           |

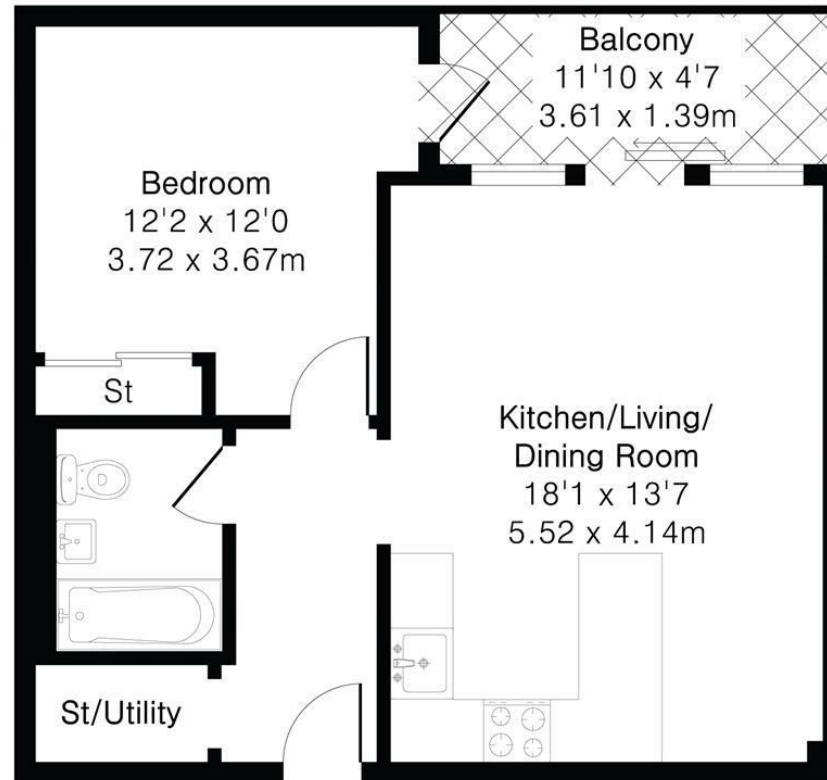
Guide Price £275,000

Tenure – Leasehold

Council Tax Band – C

Local Authority – Cambridge City Council

Approximate Gross Internal Area 508 sq ft - 47 sq m



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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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.



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