



Archway Court, Cambridge, CB3 9LW

CHEFFINS

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A modernist three-storey townhouse, offering spacious, versatile, and well proportioned accommodation arranged over three floors, benefitting from a delightful enclosed rear garden, garage, parking, and attractive communal grounds. Occupying a most desirable position within the highly regarded and well served Newnham district of the city, the property is conveniently placed for access to the city centre, as well as major road links. This property is being sold with no onward chain.

5 2 1

Guide Price £995,000





LOCATION

Archway Court enjoys a highly sought-after position to the west of Cambridge city centre, within easy reach of the historic city, the University colleges and a wide range of everyday amenities. The area is particularly popular for its proximity to Newnham, offering excellent local shops, cafés and green spaces, while also providing convenient access to the city centre, Cambridge Railway Station and the M11 for commuters. Nearby walking and cycling routes, including those through Grantchester Meadows, Lammas Land and along the River Cam, offer attractive recreational opportunities. The location is also well placed for a number of highly regarded schools.

TIMBER ENTRANCE DOOR

with frosted panes leading into:

ENTRANCE HALL

staircase rising to the first floor with understairs storage area, radiator, wooden flooring, recessed matwell.

CLOAKROOM/UTILITY

low level dual flush w.c., wash hand basin, wall mounted Vaillant gas fired boiler providing domestic hot water and central heating system, working surface with plumbing and space and space for tumble dryer below, double glazed window to the front, tiled floor and walls.

LIVING/DINING ROOM

ceiling with a range of inset downlighters, wooden flooring, radiators, pair of double glazed sliding doors to the rear leading out to the garden, additional double glazed window.

KITCHEN

with sliding door, fitted with white handleless storage cupboards and drawers with a stone working surface with matching upstand and undermount one and a half bowl single drainer sink unit with mixer tap and grooved drainer, Siemens electric oven, 4 ring AEG electric hob with extractor fan above, space for fridge/freezer, wooden flooring, double glazed window.

ON THE FIRST FLOOR**LANDING**

ceiling with inset downlighters, fitted storage cupboard with shelving and staircase rising to the second floor.

BEDROOM 1/FIRST FLOOR SITTING ROOM

ceiling with inset downlighters, radiator, pair of double glazed windows to the rear.

BEDROOM 2

radiator, fitted wardrobe cupboard, double glazed bay window to the front.

SHOWER ROOM

fitted with white suite comprising low level dual flush w.c., wash hand basin with mixer tap, mirror above with courtesy lighting, tiled shower cubicle with glazed sliding doors, wall mounted thermostatic controls, heated towel rail/radiator, ceiling with inset downlighters, tiled walls with fitted mirror and tiled floor, double glazed window to the front, double glazed frosted window to the front.

ON THE SECOND FLOOR**LANDING**

with glazed rooflight, inset downlighter to ceiling, shelved storage cupboard.

BEDROOM 3

radiator, fitted wardrobe cupboard with shelving and hanging rail, double glazed window to the rear.

BEDROOM 4

fitted wardrobe cupboard, radiator, double glazed window to the rear.

BEDROOM 5

fitted wardrobe cupboard, radiator, double glazed window to the front.

BATHROOM

fitted with white three piece suite comprising tiled panelled bath with mixer/shower tap, low level w.c., wash hand basin with mixer tap, ceiling with inset downlighters, tiling to walls and floor, heated towel rail/radiator, double glazed and frosted window to the front.

OUTSIDE

Front garden with slate chipped beds with shrubs and outside light.

Enclosed rear south facing garden with gated access to the rear principally paved with raised beds, flowering and shrub borders, mature tree. GARAGE in nearby block with up and over door and it is in the second block of garages and is second in from the left when looking at the front

COMMUNAL GARDENS

Archway Court also benefits from beautiful well stocked communal gardens, benches and seating, communal parking.

PLEASE NOTE there is an annual charge of approximately £800 for the communal areas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



Guide Price £995,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Cambridge City Council



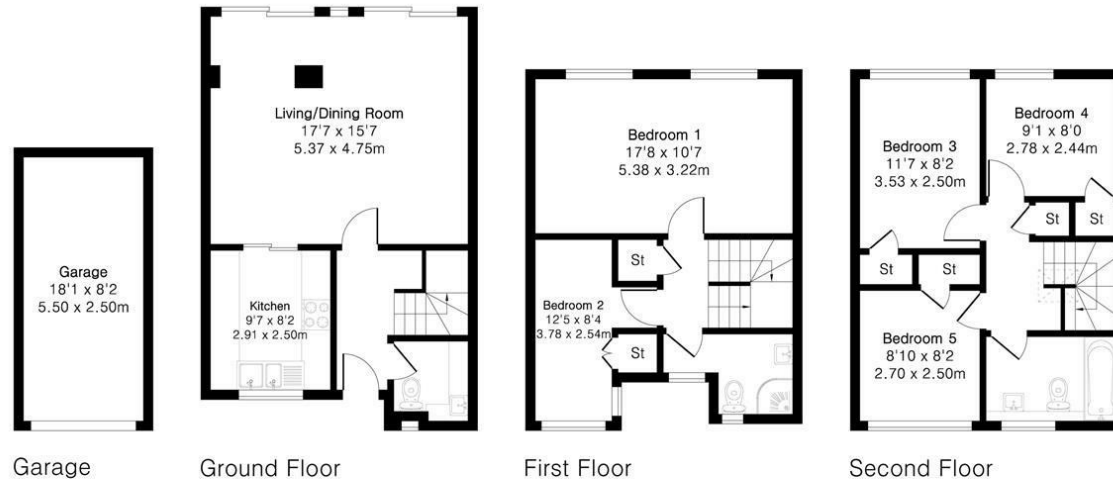
**Approximate Gross Internal Area 1259 sq ft - 117 sq m
(Excluding Garage)**

Ground Floor Area 461 sq ft – 43 sq m

First Floor Area 386 sq ft – 36 sq m

Second Floor Area 412 sq ft – 38 sq m

Garage Area 148 sq ft – 14 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>.

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.



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