



Austin Court

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A freehold maisonette of impressive proportions, with tall ceilings and 101 sqm / 1087 sqft of superb accommodation, tucked-away in a small, private West-Chesterton development.

Guide Price:  
£450,000

Austin Court, Cambridge,  
CB4 2AX



Austin Court is a private development built in 2015 and positioned in West Chesterton at the southern end of Arbury Road near its junction with Milton Road. It is pleasantly leafy and set well back from the road amongst its neighbours' gardens.

The property is effectively detached, with only parking spaces beneath and is Freehold, meaning no high service charge or finite lease to worry about. It is also impressively generous with 101sqm / 1087 sqft of room and high ceilings to much of the accommodation making it as spacious as many 3 bedroom properties.

There is an entrance hall on the ground floor with stairs up to the main kitchen / dining space, which opens through to the sitting room. The two bedrooms are at either end of the building with the master having a dressing room and en-suite shower room and bedroom two adjacent to the bathroom and featuring large fitted wardrobes. Both bathrooms benefit from electric underfloor heating as well as independently controlled towel rails. The main windows including 7 velux skylights, are all face south-west giving excellent light.

Beneath the living space are five car parking spaces, four on long leases to the houses opposite and the fifth belonging to the property with room for bikes and bins and a car charging point.

The gardens and driveway of the close are smartly maintained by a management company with a contribution of about £220 per year from the property.

The property is covered by a current NHBC warranty.

It is for sale with no onward chain with the ability to take possession of this property from the end of August.







101 sqm / 1087 sqft

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Freehold

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Maisonette

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2 bed, 2 recep, 2 bath

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Car port parking

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2015

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EPC - C / 81

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Council tax band - C

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Arbury Road is situated off Milton Road and is less than 2 miles north of Cambridge City centre. The area is well placed for access to the Cambridge Science Park, Cambridge North Train Station and the A14/M11 road networks.

The property falls within the catchment of several excellent schools, including the Ofsted "outstanding" Chesterton Community College.

The surrounding CB4 and Chesterton areas are becoming well-known for its cafes and bars, and local shopping facilities are available on Milton Road and Arbury Court, all of which are just a short walk away.

There are great cycle and walking routes down to the river at Chesterton and over to Newmarket Road's major shops and on to Mill Road and the historic centre.

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