



80 sqm / 869 sqft

Allocated parking

Riverside Location

2003

Ground floor apartment

EPC - B / 83

2 beds, 1 recep, 2 bath

Council tax band - C

St. Bartholomews Court

An improved, 2 bedroom ground floor apartment with allocated parking and direct access to west-facing communal gardens. The property is located within this popular gated development close to the river, Midsummer and Stourbridge Commons.



Guide Price
£385,000



St. Bartholomews Court is located off Riverside, fronting the River Cam therefore providing riverside walks. The area is well-known for striking the perfect balance of living in the countryside but with the benefits of city life a mere stone's throw away. The development is efficiently managed and provides beautifully maintained, mature communal grounds, of which this flat has direct access to via a private patio.

The accommodation briefly comprises an entrance hall, finished with brand new laminate flooring which continues through to a modern bathroom which has been fitted with a white 3-piece-suite. There is a large sitting / dining room which benefits from the afternoon and evening sun. French doors lead to a patio area with access onto well tended communal gardens. The kitchen has been fitted with a modern range of base and eye level units and includes various integrated and freestanding appliances.

There are 2 double bedrooms, with the master enjoying views of the gardens and an en-suite shower room fitted with a modern white suite.

The property is finished to a good specification throughout and benefits from Velfac double glazing, new carpets and an allocated parking space, located directly outside the property. There are also cycle and bin stores.

Tenure - Leasehold with around 106 years remaining - Ground Rent - around £300pa - Service Charge around £1973 per annum. The property is for sale with no onward chain.

Riverside is conveniently situated on the south bank of the River Cam, located less than a mile from the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

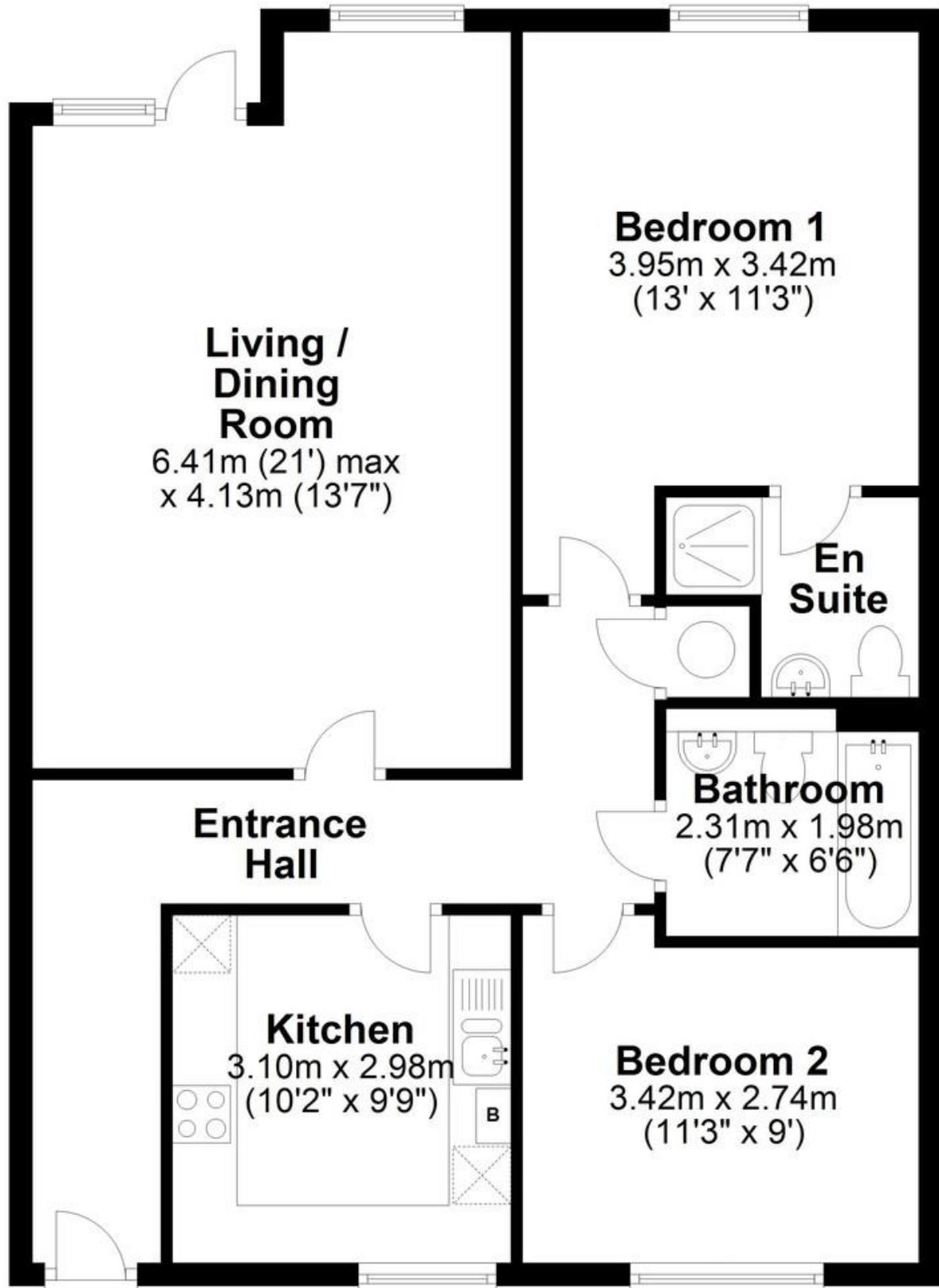
Both Midsummer and Stourbridge Commons are also situated nearby, as well as the newly completed Cambridge North Railway Station with regular services to London Kings Cross. There are a wide range of local facilities including a Tesco Superstore, gym and two out of town retail parks close-by, with the Grafton Centre which has a wide range of shops a multiplex cinema and restaurants just a short distance away.

Schooling is available at St Matthews primary with secondary provision at Parkside Community College both of which are Ofsted rated as outstanding.



Floor Plan

Approx. 80.8 sq. metres (869.2 sq. feet)



Total area: approx. 80.8 sq. metres (869.2 sq. feet)



Promapv2
LANDMARK INFORMATION

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COOKE
CURTIS
& CO

hello@cookecurtis.co.uk
www.cookecurtis.co.uk
+44 (0) 1223 508050

40 High Street
Trumpington
Cambridge CB2 9LS