



109 sqm / 1183 sqft

Secure Undercroft Parking

Magna Development

2017

Firs Floor Apartment

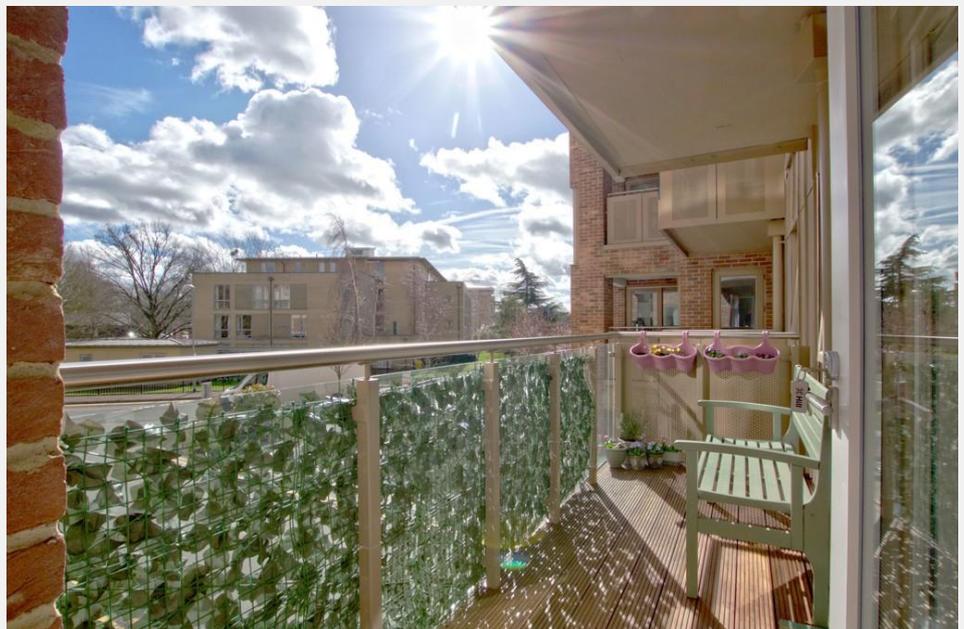
EPC - B / 85

3 bed, 1 recep, 3 bath

Council Tax Band - F

Scholars Court

An exceptional three bedroom first floor apartment finished to the highest of specifications within the Magna development constructed by Hill Residential in 2017 with accommodation of approximately 1183 sqft. Located off Hills Road close to Homerton College with undercroft parking and generous communal gardens.



Guide Price
£600,000



The development is approached via a private driveway with gates leading to the secure undercroft parking. There is one allocated parking space and visitors parking spaces to the front of the property.

The secure front door has video entry system leading to the communal hallways, with a lift and staircases serving each floor.

The apartment itself has a spacious entrance with entry video system, a hall with doors leading to living and bedroom accommodation with two large storage cupboards. One of these houses the wall mounted gas boiler serving the underfloor heating system and hot water with additional storage space, and the other having the air circulation system and space and plumbing for a washer/dryer and room for coats and general storage.

The open plan living/dining/kitchen space enjoys a dual aspect providing a bright and spacious environment flooded with natural light with the living/dining space benefiting from two full length windows to the front aspect. The kitchen area is partially open to the additional living space and is laid out in a horseshoe shape, comprehensively fitted with a range of high gloss units with ample Corian work surfaces and integrated appliances, various lighting zones with LED ceiling and under counter lighting. The window is to the rear aspect.

There are three generous double bedrooms and three bathrooms, the master bedroom has a dressing area and fitted double wardrobe with sliding mirror fronted doors, direct access to the South facing balcony and an en-suite finished to a high specification with modern white three-piece suite and ceramic tiling. Bedroom two similarly has direct access to the balcony and an en-suite shower room. Bedroom three is positioned to the rear of the home with a large full

length window. The family bathroom completes the accommodation again with a high specification three-piece suite, shower over the bath with independent mixer taps and beautiful ceramic tiling.

General internal specifications;

/ Amtico flooring through the entrance hall and living space, carpeting to the bedrooms and ceramic tiling to the bathrooms.

/ Integrated appliances are from the Siemens range.

/ Bathroom suites from Duravit with Grohe sanitary ware.

/ LED and pendant lighting throughout.

The communal gardens and grounds are established and well kept with the benefit of the Cambridge Cookery School on the North boundary founded in 2008 by chef and food writer Tine Roche. In 2015 Cambridge Cookery School expanded to include a café, restaurant and wine bar, taking over the former headquarters of Rattee and Kett stonemasons, which was established in 1843 on Purbeck Road, Cambridge. In 2017, the business was relaunched as Cambridge Cookery, comprising both the school and the café/restaurant.

Leasehold 125 years from 2017 - 122 Years remaining - Service Charge - £1,900pa - Ground Rent - £450pa



First Floor

Approx. 108.8 sq. metres (1170.7 sq. feet)



Total area: approx. 108.8 sq. metres (1170.7 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 110 sqm
(1,183 sqft)



Scholars Court is located off Hills Road and is just a few minutes from the station and city centre.

There is easy access to the Addenbrooke's site and many of the private schools and university colleges can be easily reached by foot or bike. The Botanical gardens, which are a peaceful, green space to enjoy a break from the hustle and bustle of town is a ten minute cycle.

There are numerous restaurants, pubs and shops on the doorstep, whilst the leisure centre on Clifton Road is just a short walk away and offers chain restaurants, a cinema complex and gym; there is also The Junction arts venue, which provides drama, music and comedy performances.

The area is in catchment for a number Ofsted rated outstanding schools such as Morley Memorial primary school, Coleridge Community College and St Bede's. The Perse, St Mary's and the Leys are also nearby whilst the acclaimed Hills Road Sixth Form College is also close by.

COOKE
CURTIS
& CO

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

40 High Street
Trumpington
Cambridge CB2 9LS