



MILNE AVENUE
Cambridge

Carter Jonas

MILNE AVENUE, CAMBRIDGE, CB3 1BD

- Cambridge - approx. 2.8 miles
- Cambridge North - approx. 3.1 miles

Contemporary & immaculately presented townhouse extending to a spacious 2268 sq.ft • Superb kitchen/breakfast/dining room with bespoke German units & integrated Siemens & Bosch appliances • Luxurious principal bedroom with built-in wardrobes, elegant en-suite shower room, & French doors to a private decked terrace • 2 Further double bedrooms & option to create a fourth double on the ground floor • Underfloor heating throughout • Mechanical ventilation & heat recovery • Superfast broadband (100MB) • NHBC warranty with approximately 8 years remaining • EPC rating A

DESCRIPTION

Milne Avenue is a superb contemporary townhouse constructed by the highly regarded developer Hill Residential in 2021. Arranged over 3 floors, the property features well-proportioned rooms with high ceilings and has been cleverly designed using deep glazed windows and doors to flood the interior with natural light. Finished to a high specification with excellent quality fixtures and fittings throughout, the property offers prospective purchasers the fantastic opportunity to acquire a "nearly new" ready to move in to home that requires little work.

A STRIKING, CONTEMPORARY TOWNHOUSE SITUATED IN THE HIGHLY REGARDED ATHENA (KNIGHTS PARK) DEVELOPMENT ON THE WEST SIDE OF CAMBRIDGE.



LOCATION

Eddington lies approximately 3.5 miles west of the city centre and has been designed for 21st century sustainable living. Local facilities include a Sainsbury's supermarket, shops, nursery, primary school, parks, and sports facilities. The development is conveniently placed for many of the College and University Departments, and it is also within proximity of King's College School and St John's College School in nearby Grange Road. The city centre provides extensive shopping and leisure facilities and can easily be accessed via car, bus, or bicycle. The city is not only world renowned for its academic achievements but also has become an important centre in the 'high tech' and 'bio tech' industries with the University Research and Development Laboratories, Cambridge Science Park, ARM, Microsoft, AstraZeneca, and Addenbrooke's Hospital/ Biomedical Campus. London commuters are well served with a mainline railway station about 3.5 miles away and the M11 (junction 13) about 1.5 miles away providing access to Stansted Airport and the M25.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services connected

Local Authority: South Cambridge District Council

Viewings: Strictly by appointment with the Selling Agents
Carter Jonas 01223 403330



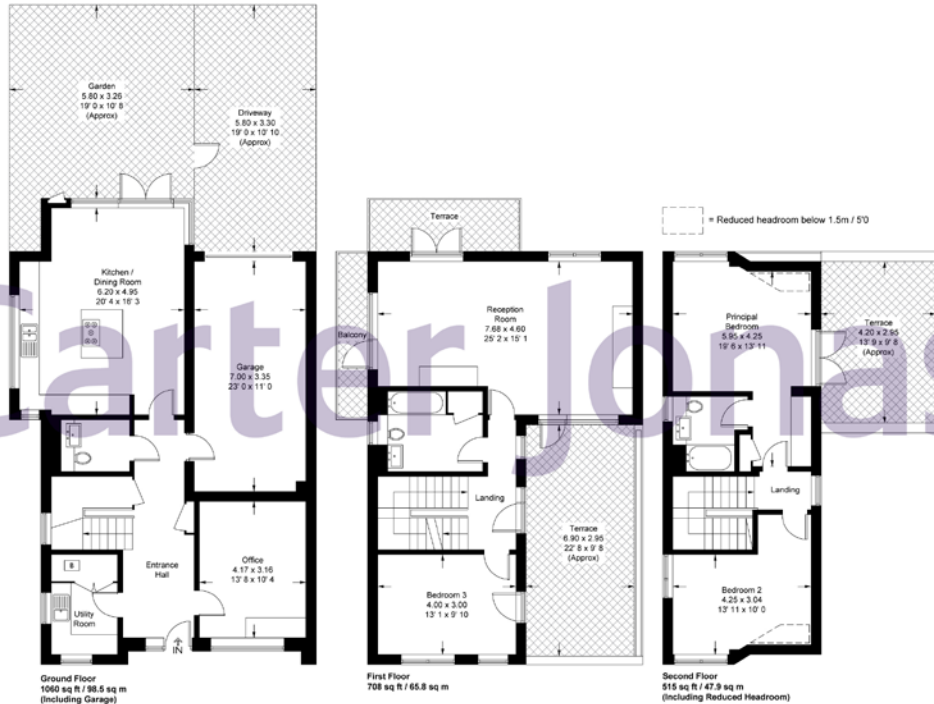
Milne Avenue

Approximate Gross Internal Area = 2268 sq ft / 210.8 sq m

(Excluding Reduced Headroom / Including Garage)

Reduced Headroom = 15 sq ft / 1.4 sq m

Total = 2283 sq ft / 212.2 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	95	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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