



57 SCHOLARS COURT, HARRISON DRIVE, CAMBRIDGE

Carter Jonas

# 57 SCHOLARS COURT, HARRISON DRIVE, CAMBRIDGE, CB2 8EF

- 3 Double bedrooms
- Top floor apartment
- 3 Bathrooms
- Open-plan living accommodation
- Balcony
- Under-croft parking
- Close to train station
- No forward chain
- EPC rating B

## Description

57 Scholars Court is a well-presented and spacious top floor apartment constructed during 2017 by Hill Residential of brick elevations and UPVC double glazed windows.

The development is approached via communal entrance hallway, which is entered via fob access with stairs and lift rising to the accommodation. A door leads out to the resident's under-croft parking area where there is an allocated space for this apartment, securely accessed via automatic electric gates.

The property extends to approximately 1184sq.ft of well-planned living accommodation. The entrance hallway divides the living accommodation with ceiling lights, video entry telecom system and door to utility cupboard housing wall mounted boiler, air system and plumbing for washing machine/dryer.

A dual aspect open-plan sitting/dining room with Amtico flooring, four floor-to-ceiling windows allowing for an ambience of natural sunlight within. This open-plan space extends into a kitchen area with high gloss wall to wall cabinetry with Corian working surfaces and integrated Siemens dishwasher, stainless steel oven, induction hob and fridge/freezer. Features include large window with fitted roller blind, LED spotlights, LED under cupboard lighting and one and half bowl stainless steel sink with drainer.

**CONTEMPORARY THREE DOUBLE BEDROOM TOP FLOOR APARTMENT WITH THREE BATHROOMS, SHELTERED PARKING AND BALCONY SITUATED WITHIN THIS HIGHLY REGARDED MAGNA DEVELOPMENT, STANDING IN A MOST CONVENIENT SOUTH CITY LOCATION**



There are three spacious double bedrooms, two of which have en-suite shower rooms with stylish Duravit sanitary ware and oversized shower cubicles whilst the master bedroom also has built-in mirrored wardrobes. There is a similarly styled bathroom, which has a shower over the bath and a tiled floor.

The property, which has Heated Water underfloor heating from the communal hot water plant, has carpeted bedrooms, tiled bathroom floors and Amtico flooring to the hall and reception areas. The balcony accessed via the master bedroom is a special feature with timber decking and glass balustrade with views over Homerton College and beyond.

### Location

The development is accessed via a shared entrance with Homerton College along Hills Road and situated at the end of a no-through road, close to College playing fields. Conveniently situated with Cambridge railway station located approximately one mile away with services to London from around 48 minutes, this location would prove convenient for the commuter. Addenbrookes Hospital and Bio Medical Campus situated under one mile away as well as Hills Road and Long Road Sixth Form Colleges.

### ADDITIONAL INFORMATION:

**TENURE:** Leasehold

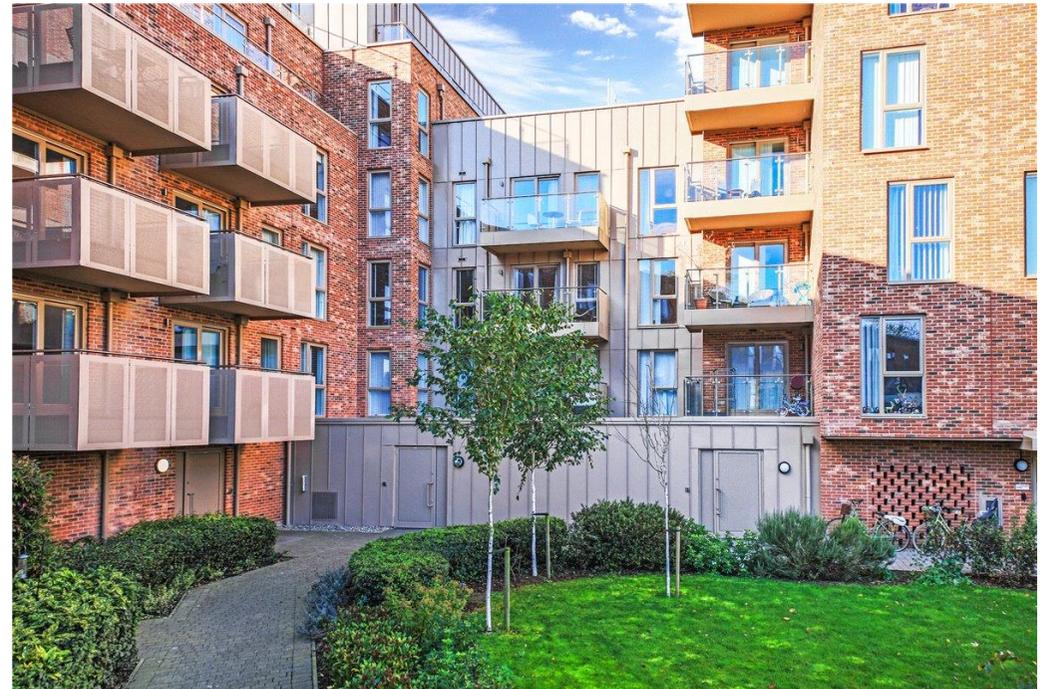
**LEASE INFORMATION:** 125 years from new (2017)

**SERVICE CHARGE:** £1900 pa

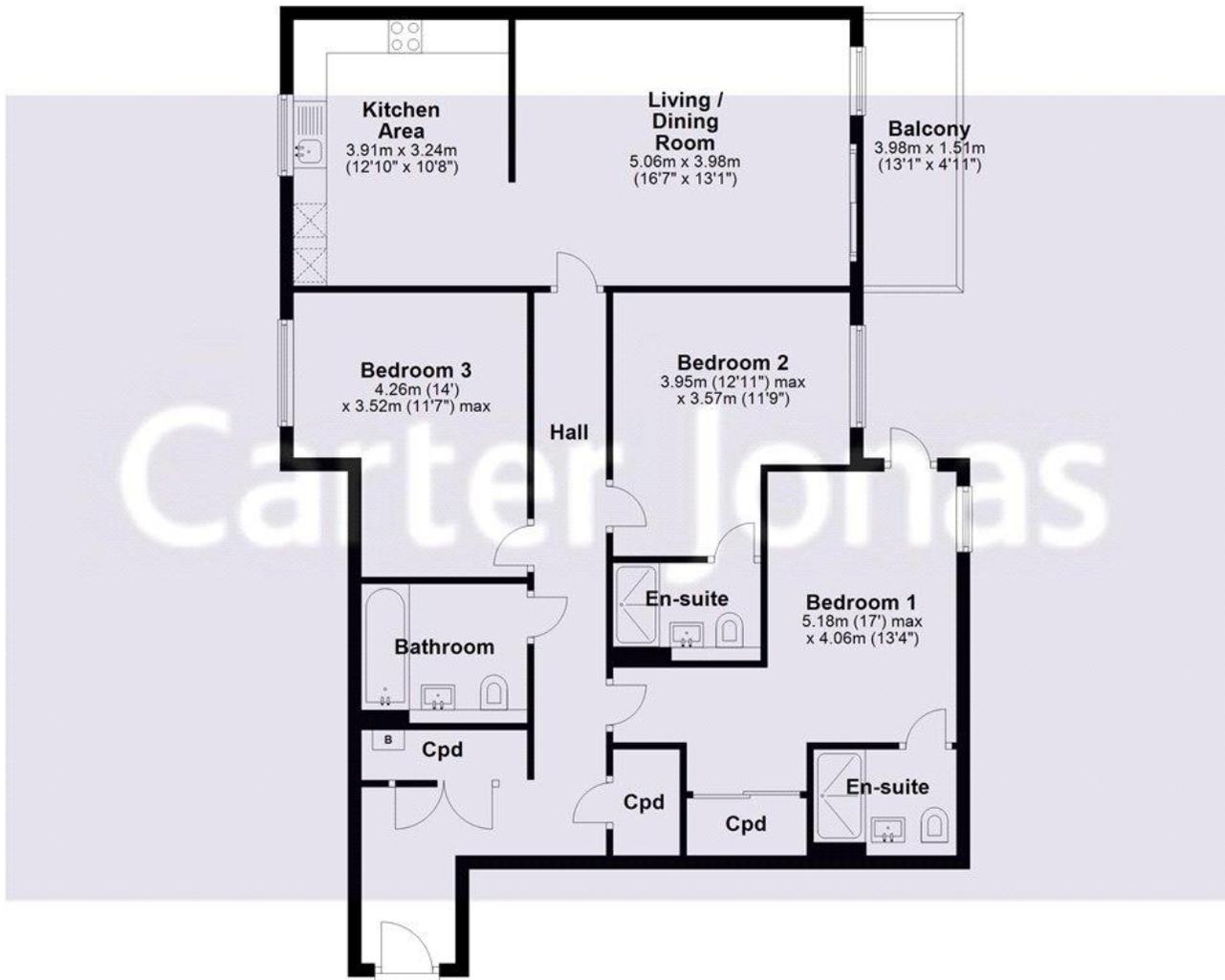
**GROUND RENT:** £450 pa

**COUNCIL TAX:** Band F

**VIEWING:** By appointment only via the selling agent Carter Jonas on 01223 403330



**Floor Plan**  
Approx. 110.0 sq. metres (1184.3 sq. feet)



Total area: approx. 110.0 sq. metres (1184.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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