



**FLAT 5, 75 NEW STREET**  
Cambridge

**Carter Jonas**

# FLAT 5, 75 NEW STREET, CAMBRIDGE, CB1 2QT

- Addenbrookes Hospital - approx. 2.5 miles
- City Centre - approx. 1 mile
- Railway Station - approx. 1 mile

Spacious first floor apartment • 2 Bedrooms • 1 Reception room • 1 Bathroom • Balcony • EPC rating C

## DESCRIPTION

A spacious 2 bedroom first floor apartment situated in this modern development of just 14 apartments positioned a short distance from the city centre and approximately 1 mile from Cambridge train station.

The apartment offers communal entrance hall, staircase to first floor, door to apartment, entrance hall, open-plan living/kitchen area with integrated appliances, hardwood flooring and large windows, bedroom with built-in wardrobes and large contemporary shower room.

The apartment benefits from entry phone system, cycle & bin store and balcony.

## LOCATION

New Street is conveniently situated just behind Newmarket Road, near the hub of city life, yet maintaining tranquillity and peace just off the beaten track. The Grafton Centre is just minutes away and the city centre beyond are within 1 mile. The idyllic River Cam is just 5 minutes away and all important facilities and amenities are within easy reach.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold with approx. 99 years remaining

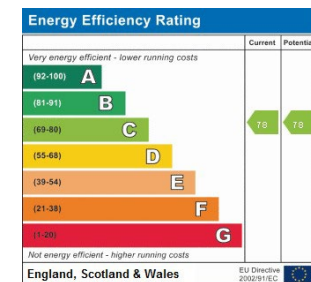
**Ground Rent:** Approx £250.00

**Service Charge:** Approx £1,570.00

**Services:** All main services

**Local Authority:** Cambridge City Council

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



**Cambridge South 01223 403330**

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge. CB2 8RJ

**carterjonas.co.uk**

Offices throughout the UK

## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.

