



17 MONTREAL ROAD
Cambridge

Carter Jonas

17 MONTREAL ROAD, CAMBRIDGE, CB1 3NP

- Parker's Piece - approx. 1 mile
- Cambridge Railway Station - approx. 1.5 miles
- Addenbrookes Hospital - approx. 1.5 miles

Communal entrance hall with entry system • Open plan loft-style living space with kitchen/diner & sitting room
• 2 Double bedrooms • 2 Shower rooms (1 en-suite)
• Private west-facing balcony • Communal gardens • Allocated secure parking • EPC rating B

DESCRIPTION

Built in 2018, and forming part of the small and luxury Montreal Mews development, this first floor duplex apartment is bright and spacious with over 773sqft of high-specification accommodation laid out over two floors. The property has its own entrance hall opening to the two double bedrooms, one with en-suite shower room and main bathroom. Stairs with glass balustrades lead up to the superb open plan living space. This area comprises a fitted kitchen, with Siemens appliances, a dining area and lovely light seating area. The finish and presentation is superb and there is underfloor heating throughout the apartment.

OUTSIDE

The apartment has its own large balcony which overlooks the beautifully maintained communal gardens. There is shared secure bicycle storage with racks as well as secure allocated off-street parking for one car and a shared visitor space.

STYLISH AND CONTEMPORARY TWO BEDROOM DUPLEX APARTMENT WITH PARKING AND BALCONY SITUATED IN A CONVENIENT LOCATION, JUST A SHORT DISTANCE FROM THE CITY CENTRE.



LOCATION

Montreal Road is a quiet road accessed from the popular and cosmopolitan Mill Road. This area is well known for its wide variety of shops, pubs, eateries and cafes. The property is also ideally positioned for easy access to the city centre, station and the hospital.

ADDITIONAL INFORMATION

Tenure: Leasehold 125 years from 2017

Ground Rent: £250 pcm

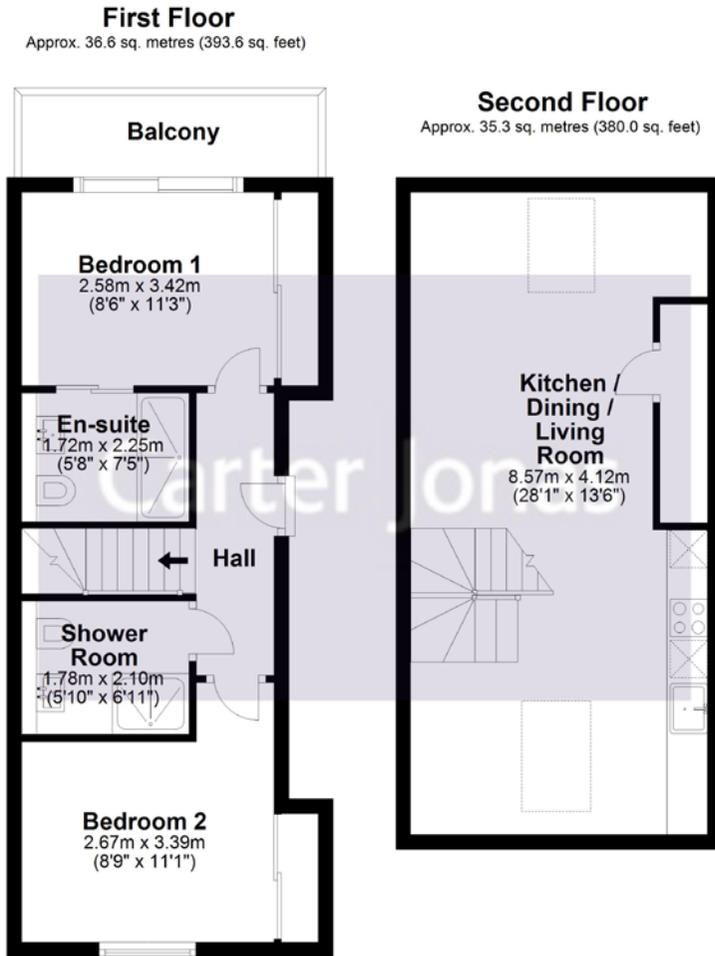
Service Charge: £2,257.05 pa

Services: Mains water, electricity and drainage

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents
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Total area: approx. 71.9 sq. metres (773.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(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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