



GALTON ROAD
Cambridge

Carter Jonas

GALTON ROAD, CAMBRIDGE, CB3 0UL

- Cambridge Train Station - approx. 3.8 miles
- Science Park - approx. 5 miles
- M11 - approx. 1.9 miles

Superb location • Modern décor • Balcony • Allocated parking space • No onward chain • EPC rating B

DESCRIPTION

Upon entering the property you are greeted by a spacious entrance hall, with a storage cupboard. This leads you through to the principal ground floor bedroom which has ample space for a double bed with further built in storage cupboards. There is also a shower room with Jack and Jill system making the space easily usable for residents and guests alike.

Upstairs there is a large open-plan kitchen living area with room space for a dining table and double doors leading you out onto the sheltered balcony. Additionally, the first floor is equipped with a second double bedroom. There is also a third single bedroom/study.

Finishing off the first floor is a family bathroom with low level w/c, wash basin and bathtub.

The balcony provides a useful space outdoors with room for a table and chairs.

WELL-PRESENTED 3-BEDROOM DUPLEX APARTMENT SITUATED WITHIN THIS PRESTIGIOUS DEVELOPMENT OFFERING EXCELLENT ACCESS TO THE CITY CENTRE, SCIENCE PARK AND CONVENIENTLY LOCATED FOR THE A14 AND M11.



LOCATION

Galton Road lies approximately 2 miles west of the city centre, conveniently placed for many of the College and University Departments. It is also within close proximity of King's College School and St John's College School in nearby Grange Road. Cambridge provides an attractive combination of ancient and modern buildings, winding lanes and the tree lined River Cam, together with extensive shopping and cultural facilities. 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: Leasehold

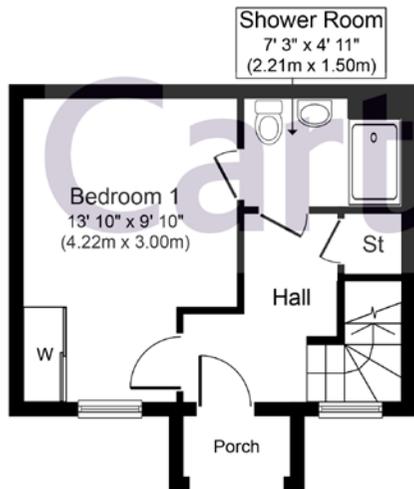
Service Charge: Approx £1,343 per annum

Services: All mains' services provided

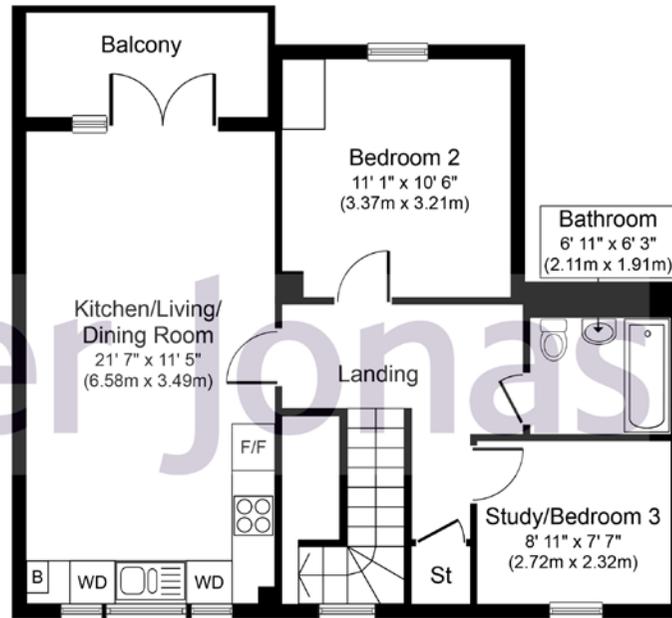
Local Authority: Cambridge City Council

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





Ground Floor
Approximate Floor Area
258 sq. ft.
(24.0 sq. m.)



First Floor
Approximate Floor Area
613 sq. ft.
(57.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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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