



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

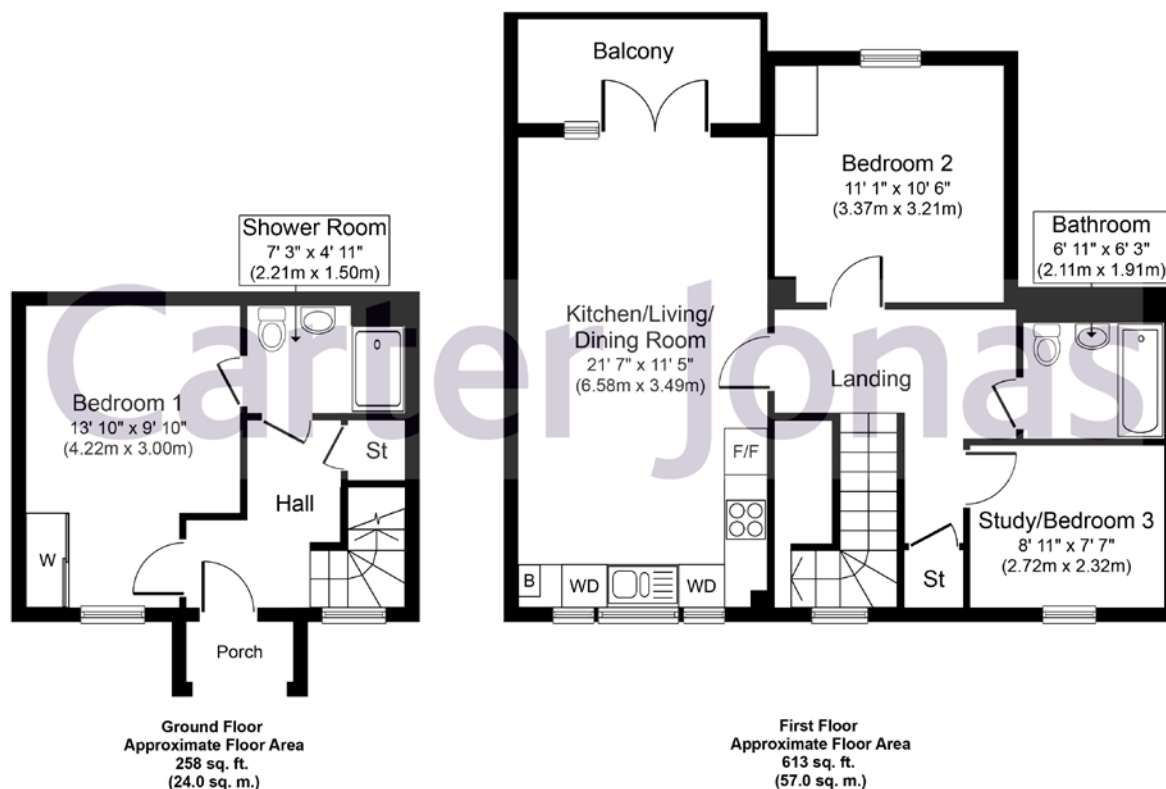
Service Charge: Approx £1,343 per annum

Services: All mains' services provided

Local Authority: Cambridge City Council

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





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.

Copyright V360 Ltd 2024 | www.houseviz.com



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	

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

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

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.