



**21 KEYNES HOUSE**  
Kingsley Walk, Cambridge

Carter Jonas



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## 21 KEYNES HOUSE, KINGSLEY WALK, CAMBRIDGE, CB5 8NZ

- Cambridge City Centre - approx. 0.5 miles
- Cambridge Railway Station - approx. 1.3 miles
- Addenbrookes Hospital - approx. 3.7 miles

Entrance hall • Living room • Kitchen • 2 Bedrooms •  
En-suite shower room & bathroom • Secure undercroft  
parking • Balcony • Concierge & gym facilities • EPC  
rating B

### DESCRIPTION

The property is introduced via a secure intercom entry system with both stairs and lift to the first floor. The entrance hall to the apartment provides access to all the rooms with the living room enjoying a West facing balcony. Sliding doors to the kitchen which has wooden base units and white glossed wall units. Integrated appliance including fridge/freezer, dishwasher and cooker/hob.

There are two double bedrooms, principal bedroom has an en-suite shower with double shower cubicle and family bathroom with bath having drench shower head over.

### OUTSIDE

The apartment benefits from beautifully presented landscaped gardens, secure undercroft parking (number 8) and bike store.

The residents enjoy the unlimited access to a fully served gymnasium.

**A STYLISH FIRST FLOOR APARTMENT FORMING PART OF THIS EXCLUSIVE DEVELOPMENT AT RIVERSIDE CAMBRIDGE WITHIN WALKING DISTANCE OF THE HISTORIC CITY AND THE RIVER CAM.**



## LOCATION

Cambridge Riverside is a perfectly situated and highly-sought after, recently-built development within walking distance of the river, the thriving city centre with its wide range of amenities and the open spaces of Midsummer Common. There are immediate local facilities including restaurants, public houses and shops. The cosmopolitan Mill Road with its diverse array of supermarkets, cafes and restaurants is also within easy reach.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold

**Ground Rent:** Approx £450 per annum

**Service Charge:** Approx £1,964 Half yearly

**Services:** All mains services

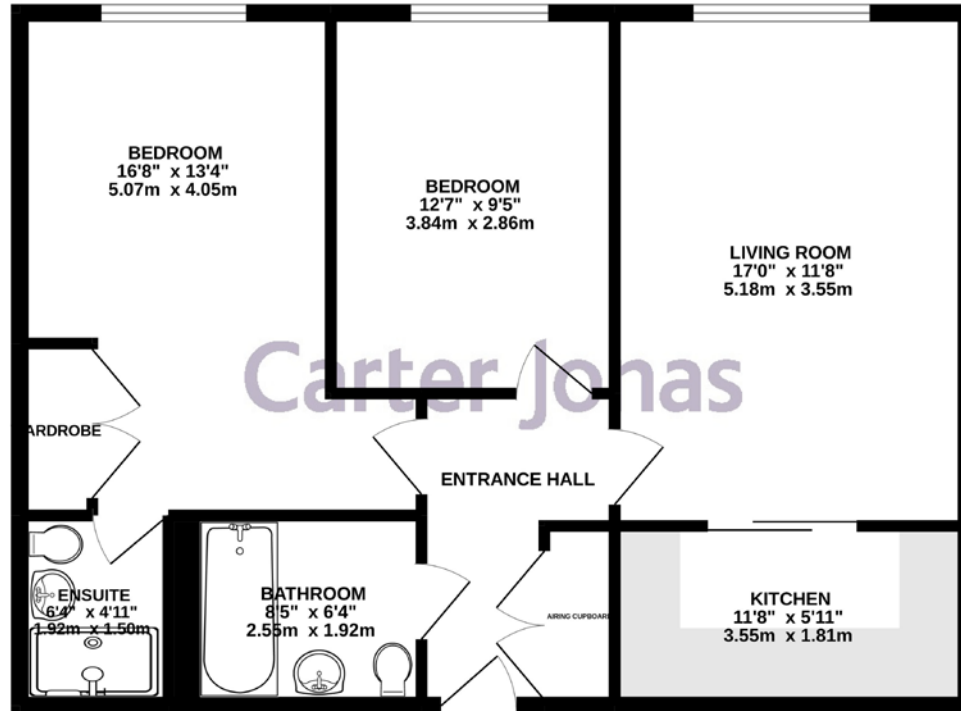
**Local Authority:** Cambridge City Council

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





GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	81
(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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