



44 NEWTON COURT
Kingsley Walk, Cambridge

Carter Jonas

44 NEWTON COURT, KINGSLEY WALK, CAMBRIDGE, CB5 8TH

- Addenbrookes Hospital - approx. 3.4 miles drive
- Grand Arcade - approx. 0.9 miles / 19 minute walk
- A14 - approx. 2.8 miles / 14 minute drive
- Cambridge City Airport - approx. 1.9 miles / 10 minutes drive
- Supermarket - approx. 0.7 miles / 5 minute drive

1 Bedroom • Allocated parking • Walking distance to City Centre • Modern finish throughout • Open-plan living room & kitchen • On-site Gym • Balcony • Concierge service • EPC rating B

DESCRIPTION

Carter Jonas would like to offer this spacious one-bedroom apartment with secure parking situated in the highly sought after Cambridge Riverside development. The apartment comprises spacious open-plan living area with balcony. Additionally, it offers a modern bathroom and a double bedroom that comes equipped with built-in wardrobes.

The property presents an excellent opportunity for investors seeking to expand their portfolio or for first-time buyers.

The development provides a range of excellent facilities for residents to enjoy which include a gymnasium and dedicated concierge service. This particular property has the benefit of allocated parking for one vehicle and there is a secure covered bike storage area. Newton Court has an immaculate reception hall which provides access to a lift or staircase. Only walking distance to Midsummer Common, City Centre and under two miles from Cambridge North Station.

SPACIOUS ONE-BEDROOM APARTMENT WITH SECURE PARKING SITUATED IN THE HIGHLY SOUGHT AFTER CAMBRIDGE RIVERSIDE DEVELOPMENT.



LOCATION

Newton Court is situated off Newmarket Road at the Maids Causeway end with easy access by foot or bicycle to the city centre. Grafton Centre and Midsummer Common. Cambridge offers extensive schooling, shopping and transport facilities including main line railway station with links to London Liverpool Street and Kings Cross. The development itself is situated adjacent to Midsummer Common and is very close to the river.

ADDITIONAL INFORMATION

Tenure: Leasehold with 999 years from December 2012

Ground Rent: Approx £350 per annum

Service Charge: Approx £2,500 per annum

Services: Mains water & electricity.

Local Authority: Cambridge City Council

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



Newton Court

Approximate Gross Internal Area = 515 sq ft / 47.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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

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