





## 65 NORFOLK STREET, CAMBRIDGE, CB1 2LD

- Cambridge Railway Station - approx. 0.7 miles
- Cambridge North Railway Station - approx. 1.7 miles
- Shelford Railway Station - approx. 3.9 miles

Duplex apartment · Ground & basement levels · One double bedroom · Spacious & stylish accommodation · Sought after location · No upward chain · Basement kitchen · Share of freehold · EPC rating D

### DESCRIPTION

Carter Jonas is pleased to offer this one-bedroom duplex apartment located in a highly desirable city location. The apartment offers a convenient lifestyle with an abundance of shops, cafes, and facilities nearby. The City Centre, Grafton Centre, Railway Station, and Parkers Piece are all within walking distance.

The apartment itself has been creatively converted by the current owners, resulting in a beautiful city dwelling. Upon entering through the private entrance door from Blossom Street, you are welcomed into a spacious hallway with a radiator and access to the shower room, which features a modern three-piece suite with tiled flooring and an extractor fan.

The apartment includes a comfortable double bedroom with a sash window, radiator, and a cupboard housing the wall-mounted gas-fired boiler. The corner sitting room receives an abundance of natural light through the two dual aspect windows, creating a bright and inviting atmosphere.

A staircase leads down to the basement level, where you'll find the kitchen/dining room. There is ample room for a dining table, making it a great place to entertain guests or enjoy meals with family.

**PRESENTING AN EXQUISITE ONE-BEDROOM DUPLEX APARTMENT  
NESTLED IN THE HEART OF A HIGHLY SOUGHT-AFTER CITY, OFFERING AN  
UNPARALLELED BLEND OF MODERN LUXURY AND URBAN CONVENIENCE.**



Overall, 65 Norfolk Street offers an excellent opportunity to own a stylish and conveniently located duplex apartment in a thriving city environment with various amenities and attractions nearby.

## LOCATION

The area surrounding Norfolk Street is experiencing significant development and investment, with plans for large-scale world-class science hubs in both the Grafton and Beehive centres. There are also further commercial and residential improvement schemes being proposed, indicating a positive outlook for the neighbourhood's growth and development.

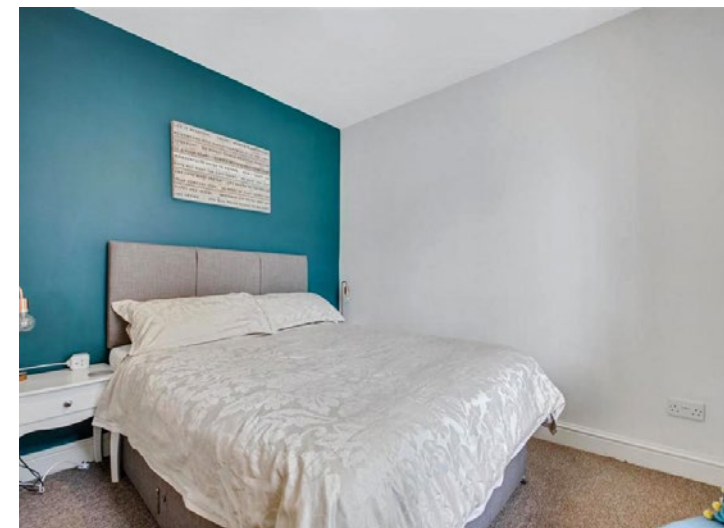
## ADDITIONAL INFORMATION

**Tenure:** New lease on completion of sale. Share of freehold.

**Services:** Mains water, electricity, gas & drainage

**Local Authority:** Cambridge City Council

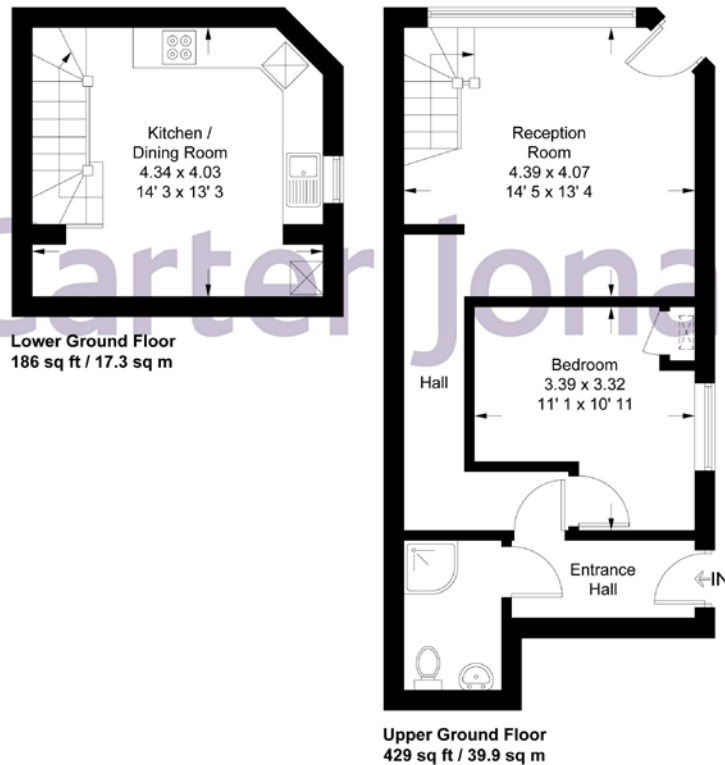
**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330



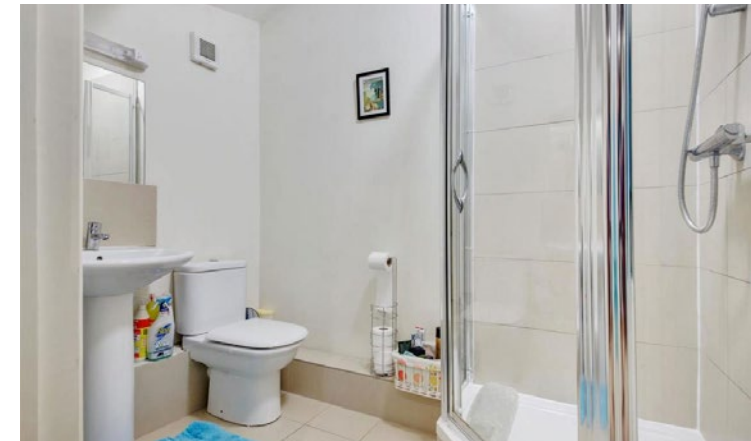


## Norfolk Street

Approximate Gross Internal Area = 615 sq ft / 57.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		

**Cambridge South 01223 403330**

cambridgesales@carterjonas.co.uk

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

**carterjonas.co.uk**

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