



**NEW STREET**  
Cambridge

**Carter Jonas**

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## NEW STREET, CAMBRIDGE, CB1 2QX

- The Beehive Centre - approx. 0.3 miles
- Cambridge Train Station - approx 1 mile
- Cambridge City Centre - approx 0.9 miles

1 Double bedroom • Ground floor • Central location •  
Well maintained • EPC rating B

### DESCRIPTION

One of a block of just four this well-presented one bedroom ground floor apartment offers a perfect blend of convenience and comfort with easy access to the train station and the city centre.

The accommodation includes a spacious entrance hallway with built-in coats/store cupboard. The generously proportioned living room has a large window affording plenty of natural light and an attractive outlook over an established landscaped garden at the front. Adjacent to the living room, there is a well-appointed kitchen equipped with appliances, storage and counter space. Double bedroom with built-in wardrobe.

### OUTSIDE

Enclosed rear communal garden, shared by the residents of the 4 flats. Bin store and bike store. For added convenience this property includes an allocated parking space, providing hassle-free parking 'on the doorstep'.

### LOCATION

New Street is a popular and convenient location within typical walking or cycling distance of Mill Road and Grafton Centre, lying only half a mile east of Cambridge City Centre. There are shopping and other facilities within the immediate vicinity in Mill Road, Norfolk Street, and the Beehive Centre. Cambridge Station is approximately 1 mile from the property.

## A WELL PRESENTED ONE BEDROOM APARTMENT IN A NEAR-CENTRAL LOCATION.



## ADDITIONAL INFORMATION

**Tenure:** Leasehold 125 years commencing from 2002

**Ground Rent:** Approx. £250 per annum

**Service Charge:** Approx. £2,927

**Services:** Mains water, electricity and drainage connected

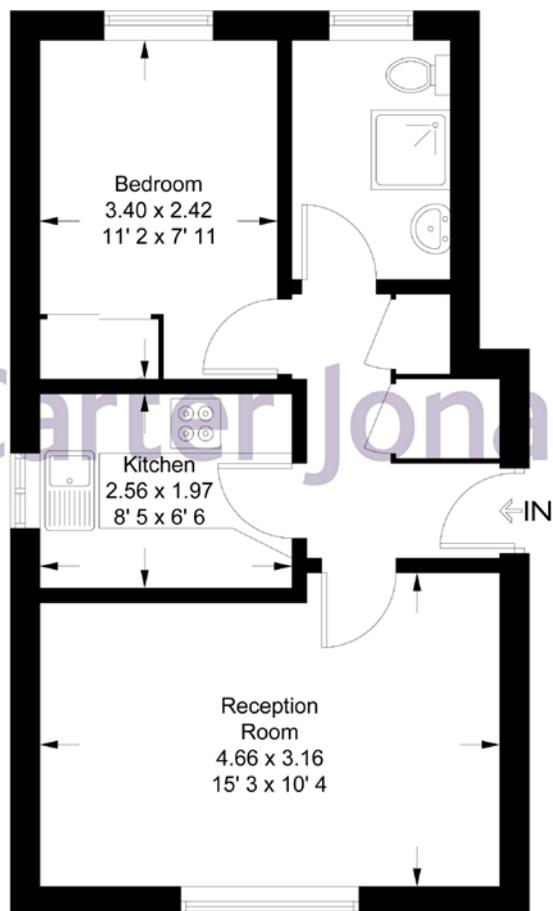
**Local Authority:** Cambridge City Council

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



## New Street

Approximate Gross Internal Area = 408 sq ft / 37.9 sq m



Ground Floor

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>	74	76
(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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