



CHERWELL COURT
NEWNHAM, CAMBRIDGE

Carter Jonas

CHERWELL COURT, BARTON ROAD, NEWNHAM, CAMBRIDGE, CB3 9JT

- City centre - approx. 0.6 miles
- Cambridge Railway Station - approx. 1.5 miles
- Addenbrookes Hospital - approx. 3 miles

Open plan living and dining room | Kitchen | Two bedrooms | Bathroom | Cloakroom | Communal gardens | Garage | Bicycle and bin store and outside secure storage | EPC rating D

DESCRIPTION

Cherwell Court is a modern and popular development of just 12 apartments located on the corner of Barton Road and Derby Street in Newnham. A communal entrance with telephone entry system opens to the apartment which occupies a corner position with views towards the sports ground opposite.

The apartment benefits from a generous triple aspect open plan sitting and dining room, with sliding doors to the garden and separate fitted kitchen. There are two bedrooms, both with fitted wardrobes along with a bathroom, with bath and shower over and a further separate WC.

OUTSIDE

There is a communal garden primarily laid to lawn with shrubs and flowers. The apartment also benefits from a single garage located to the rear of the development. There is on-site bin and bicycle storage and separate private secure storage.

SUPERBLY LOCATED AND WELL-PROPORTIONED TWO BEDROOM GROUND FLOOR APARTMENT WITH GARAGE WITHIN WALKING DISTANCE OF THE CITY CENTRE



LOCATION

Cherwell Court is located on Barton Road situated in Newnham, one of the most popular residential areas in the city, located just a mile from the centre. There are excellent local amenities within walking distance including convenience stores, post office, pharmacy, public house and butchers. For schooling, there is an excellent primary area in the immediate vicinity with further primary and secondary options in the area. The well renowned Hills Road Sixth Form College is within easy cycling distance. The development is situated a stone's throw from the lovely, outside recreational space at Lammas Land, ideal for pets and children. The city centre, colleges and various University department can be reached by foot or bicycle along with wonderful riverside walks along The Backs and Grantchester Meadows. For those needed to the commute, there is easy access to the mainline railway station and Junction 12 of the M11.

ADDITIONAL INFORMATION

Tenure: Share of Freehold – 999 years from 1975

Services: All main services are connected

Service Charge: approx £2500 per annum

Local Authority: Cambridge City District Council

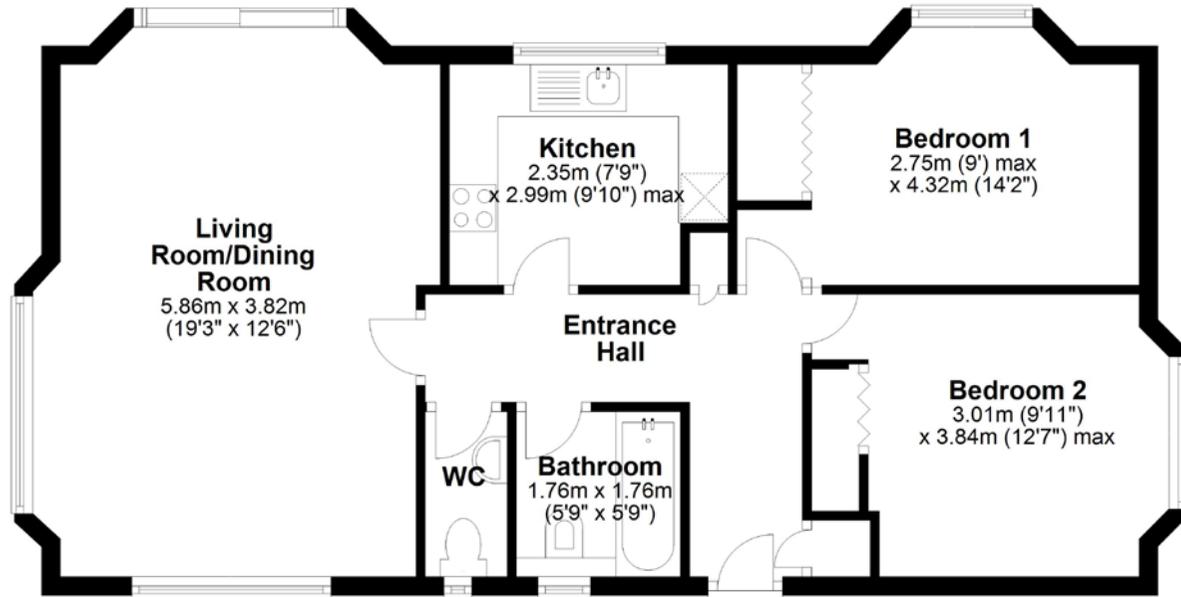
Council Tax Band: D

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 4033305



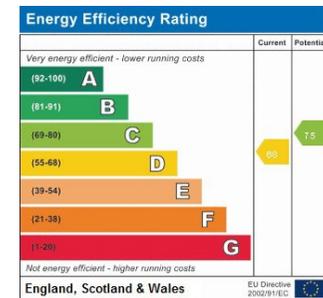
Floor Plan

Approx. 66.3 sq. metres (713.9 sq. feet)



Total area: approx. 66.3 sq. metres (713.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Office 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.