





## **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

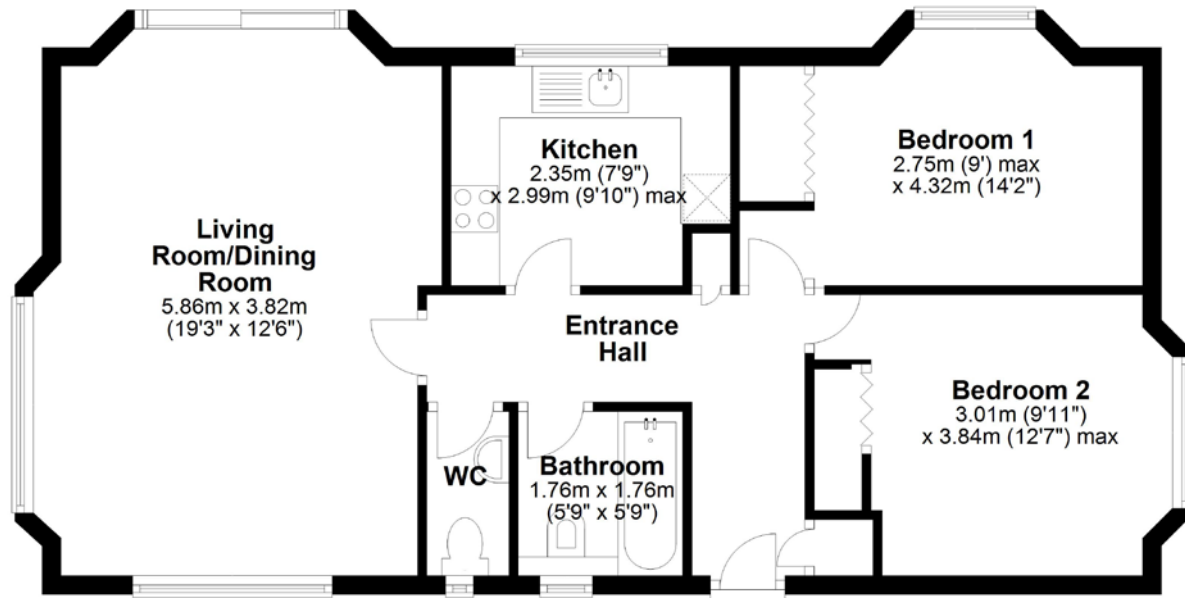
**Council Tax Band:** D

**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.



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	

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