



**MIDSUMMER COURT**  
Manhattan Drive, Cambridge

**Carter Jonas**

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## MIDSUMMER COURT, MANHATTAN DRIVE, CAMBRIDGE, CB4 1JX

- Midsummer Common - approx. 0.5 miles
- City Centre - approx. 1.1 miles
- Cambridge North Railway Station - approx. 1.7 miles

Top floor apartment • Well-presented • Close to the River Cam • No onward chain • Allocated parking • Peaceful setting • EPC rating C

### DESCRIPTION

The property offers around 400 sq.ft consisting of an entrance hall, an open-plan kitchen/sitting/dining room, bedroom and bathroom. There is no onward chain.

The main space is an open-plan kitchen/sitting/dining room with fitted kitchen units with worktops over and an inset sink and drainer. The breakfast bar divides the room offering a sitting/dining room with a window to front aspect.

The bedroom offers fitted wardrobes and a window to front aspect.

The bathroom has a bath, wash hand basin, WC and fitted storage, including an airing cupboard.

The property is positioned on the top floor, with an intercom system situated on the ground floor for guests and added security.

### OUTSIDE

There is an allocated parking space to the front of the property.

## A TOP FLOOR APARTMENT BOASTING IMPRESSIVE VIEWS AND POSITIONED MOMENTS FROM THE RIVER AND CITY CENTRE.



## LOCATION

Cambridge City Centre is within walking distance and offers a wide range of recreational and cultural amenities including a wide range of pubs, bars and restaurants, museums and theatres along with the historic Cambridge Colleges. Cambridge Leisure - a large multi screen cinema, bowling and restaurant complex and The Botanical Gardens - a tranquil 40 acre garden open to the public are both in the immediate vicinity. Excellent shopping facilities including The Grand Arcade shopping mall and Market Square can be found in the city's historic core. Access to London's Kings Cross and Liverpool Street stations is via Cambridge railway station which is within walking distance. International air travel at Stansted Airport, via the M11 (junction 11) towards London is 28 and 2.5 miles distant respectively.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold with 182 years remaining

**Ground Rent:** Approx. £50 per annum

**Service Charge:** Approx. £1,800 per annum

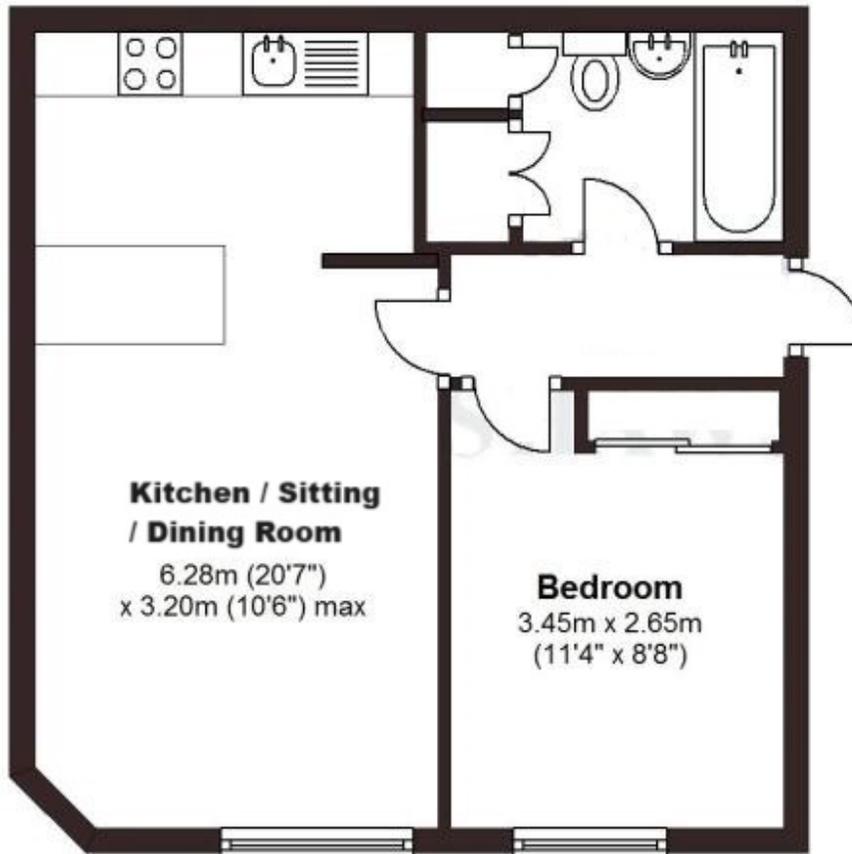
**Services:** Electric heating, Mains electricity, drainage and water

**Local Authority:** Cambridge City Council

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



Approx. 37.4 sq. metres (402.5 sq. feet)



Total area: approx. 37.4 sq. metres (402.5 sq. feet)



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>	79	79
(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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