



MARLOWE HOUSE
Kingsley Walk, Cambridge

Carter Jonas

MARLOW HOUSE, KINGSLEY WALK, CAMBRIDGE, CB5 8NY

- Cambridge Railway Station - approx. 1.2 miles
- City Centre - approx. 1.1 miles
- Midsummer Common - approx. 0.3 miles

Superb location • Local amenities • Modern décor •
Stunning views • First floor apartment • Well maintained
• EPC rating B

DESCRIPTION

The main entrance to the property benefits from the enhanced security of fob access, ensuring exclusive entry for residents and authorized guests. Choose between the lift or stairs to easily reach the first floor.

Upon entering the apartment, you will find a generously sized open-plan living space that seamlessly integrates the dining and kitchen areas, with double sliding doors that lead into the kitchen. The kitchen is equipped with high-end appliances, ample counter space, and plenty of storage.

The spacious master bedroom boasts plenty of storage options and an en-suite w.c. The versatile second double bedroom can serve as a guest room or home office, offering flexibility to suit your needs. A well-appointed family bathroom features low level w.c., wash basin, bath and shower.

OUTSIDE

The property benefits from a balcony which offers picturesque views of the River Cam. There is ample space for a table and chairs, perfect for al fresco dining.

WELL-PRESENTED MODERN 2-BEDROOM APARTMENT IN A PRIME LOCATION WITH STUNNING VIEWS OVER THE RIVER CAM.



LOCATION

Kingsley Walk is an exclusive development situated just off Newmarket Road on the northeastern side of the city. It is extremely well placed for access to the heart of the city centre and is also within a few hundred yards of the Grafton Shopping Centre, Midsummer Common and the River Cam. There are a number of highly regarded schools within close proximity including St Mary's and St Faith's in Bateman Street, St Paul's in Coronation Street, Perse School for Girls in Panton Street and Parkside Academy. Cambridge is an historic University city providing an attractive combination of ancient and modern buildings, colleges, winding lanes, the tree lined River Cam, together with extensive shopping and cultural facilities. The city has also become an important centre for the 'high tech' and 'bio tech' industries with the University Research and Development Laboratories, Cambridge Science Park, ARM, Microsoft, AstraZeneca and Addenbrooke's Hospital/ Biomedical Campus.

ADDITIONAL INFORMATION

Tenure: Leasehold with approximately 990 years remaining

Ground Rent: Approx. £450.00 per annum

Service Charge: Approx. £3,690 per annum

Services: All mains' services provided

Local Authority: Cambridge City Council

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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