



FLAMSTEED CLOSE
Cambridge

Carter Jonas

FLAMSTEED CLOSE, CAMBRIDGE, CB1 3FE

- Cambridge Railway Station - approx. 0.6 miles
- Cambridge City Centre - approx. 1.1 miles
- Addenbrookes Hospital - approx. 1.5 miles

2 Double bedrooms • Central location • Modern décor •
EPC rating B

DESCRIPTION

Situated within an exclusive development, this well-presented 2-bedroom, 2-bathroom duplex apartment offers contemporary living spread over two floors. Conveniently located just a short walk from the Railway Station and Cambridge Leisure Centre, this residence epitomizes modern urban living in a prime location.

Step into the apartment and discover a thoughtfully designed living space with modern finishes throughout. The open-plan layout seamlessly integrates the living, dining, and kitchen areas, providing an ideal setting for relaxation and entertainment. Large windows flood the space with natural light, creating a bright and airy ambiance.

The kitchen is equipped with high-quality appliances and ample storage space, making meal preparation a breeze. A phone entry system ensures security and convenience for residents.

Upstairs, you will find two well-appointed bedrooms, each offering comfort and privacy. Both bedrooms have the added benefit of en-suite bathrooms. Ensuring privacy for residents and guests alike.

MODERN 2 DOUBLE-BEDROOM DUPLEX APARTMENT SITUATED IN A CONVENIENT CENTRAL CITY LOCATION.



OUTSIDE

The apartment benefits from a large private balcony, secure allocated parking, providing peace of mind for residents with vehicles. Residents also have access to communal gardens, offering a serene outdoor space within the development.

LOCATION

Flamsteed Close is a convenient residential area which lies between Mill Road, Hills Road, and Cherry Hinton Road. The property is situated less than 2 miles from Addenbrookes Hospital. Cambridge railway station is reached on foot or cycle by way of a cycle bridge about 200 metres distance, which crosses the railway line and descends into the station grounds. Coleridge Recreation ground is just a few minutes' walk away and includes a paddling pool, splashpad and children's playground, as well as a football field and tennis court facilities. Cambridge Leisure - a multi-screen cinema and bowling alley complex has several well-known restaurants and a popular live music/comedy venue. The Junction, is within the immediate vicinity.



ADDITIONAL INFORMATION

Tenure: Leasehold

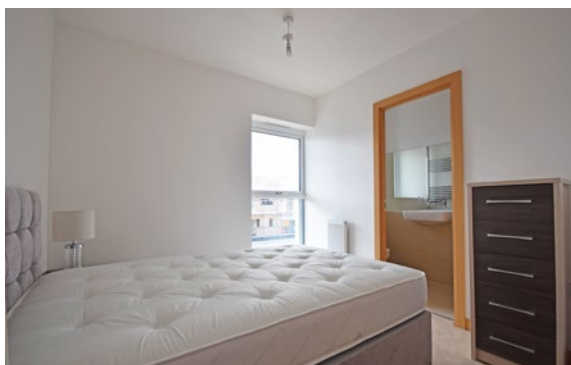
Ground Rent: Approx. £350.00 per annum

Service Charge: Approx. £2,000.00 per annum

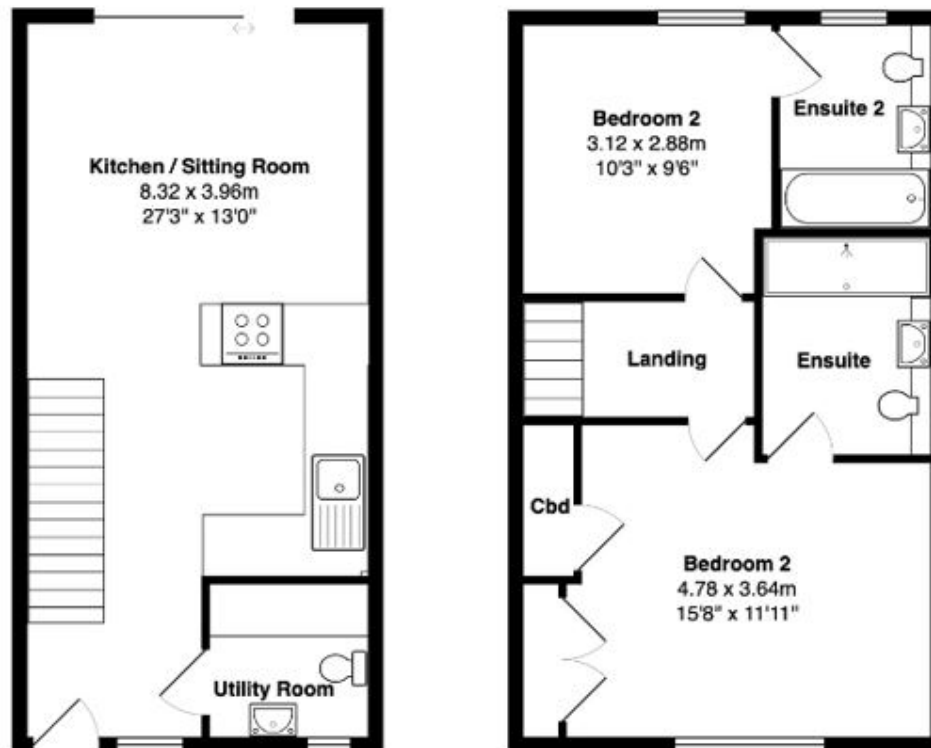
Services: All mains services connected

Local Authority: Cambridge City Council

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



Flamsteed Close, Cambridge



Total Area: 72.3 m² ... 778 ft²

All measurements are approximate and for display purposes only

Plan prepared by charlesjharrison.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(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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