

CHEFFINS



Scholars Court, Harrison Drive, Cambridge, CB2 8EF

Guide Price £575,000

3 3 1

- 3 Double Bedrooms
- Bright and Spacious Living Area with Kitchen
- 2 En-Suite Shower Rooms
- Family Bathroom
- Undercroft Parking
- EWS1 Available

Built in 2016, Scholars Court forms part of the Magna Development, a joint venture project by Hill Residential and Homerton College. The site has been described as "Shaping a key gateway into Cambridge, Magna celebrates a collaborative approach to the site's heritage, resulting in a high-quality development which can be enjoyed by both new residents and the existing community." The project was shortlisted for an RIBA East award and highly commended in the Cambridge Design and Construction Awards. The development is located at the end of a private road, within a highly convenient location on the south side of the city. The surrounding area holds host to a number of amenities including more unique ones such as the culinary school which also opens as a café/bistro some nights. Access to the city centre is extremely easy with a short walk to the station with services to London's King's Cross (52 minutes) and Liverpool Street (67 minutes).





Scholars Court is a superb example of stylish finishing combining with well-proportioned and a thoughtfully laid out accommodation, all situated within this prominent position on this highly regarded development.

The property is entered via a communal entrance door which leads on to an entrance hallway where there is access to the parking area, where the property enjoys the ownership of one allocated space, as well as stairs and lifts rising to the rest of the building and more specifically, the third floor where this property is located. The accommodation in total extends to around 1132 sqft (approx.) with a light and airy feel throughout, particularly in the open-plan kitchen/dining room which opens out onto the sitting room and enjoys a dual aspect to both front and rear. The kitchen is done to a contemporary style and finished with high quality fixtures throughout and in particular the fitted and integrated Siemens appliances. The sitting room enjoys full height windows providing views over adjacent college playing fields. The principal bedroom enjoys an extensive range of built in wardrobes, access to the en suite shower room as well as a full height windows and glazed door facing the south easterly aspect and providing access out onto the balcony. The property has a further two bedrooms, both with full height windows continuing the light and airy feeling through out the property and with one bedroom having an en suite and another using the family bathroom. The high specification finish is felt throughout this home with zonal underfloor heating controls as well as mechanical ventilation through out. There is an enviable level of storage available with a lengthy entrance hallway which benefit from a multitude of built-in cupboards.

Approximate Gross Internal Area 1132 sq ft – 105 sq m

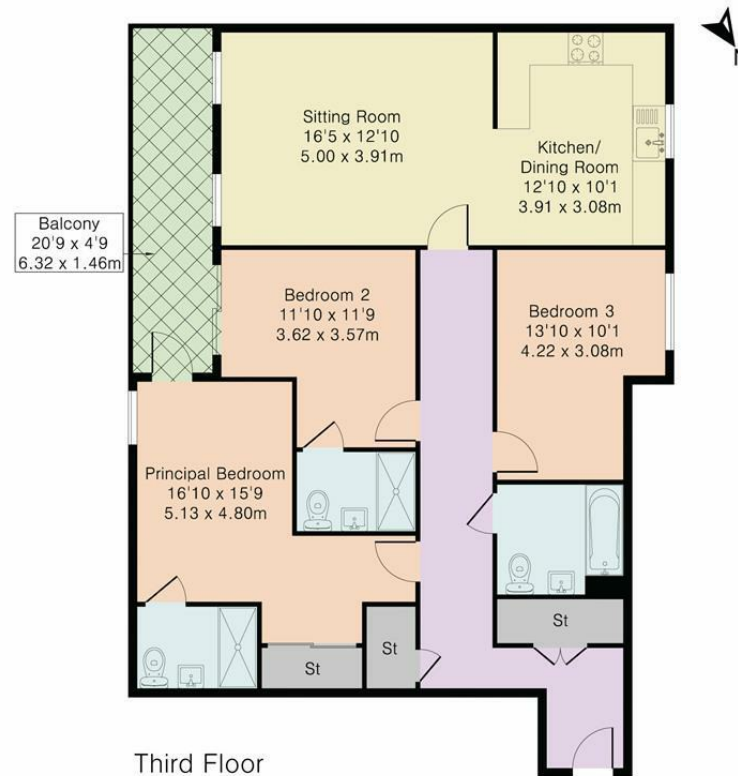
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure - Leasehold

Council Tax Band - F

Local Authority - Cambridge City Council



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.