



Boathouse Court, Trafalgar Road, Cambridge, CB4 1DU



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A rather special opportunity to purchase this stunning three story contemporary styled residence offering spacious and versatile accommodation, in this most wonderful riverside central city location with south facing elevation overlooking the River Cam and Midsummer Common with enclosed paved garden first floor terrace as well as parking all restfully situated at the end of this no through road.

5 3 2

Guide Price £1,400,000





COVERED ENTRANCE

with storage cupboard, double glazed and timber entrance door leading into:

ENTRANCE HALL

staircase rising to the upper floors, radiator, coat hooks, double glazed windows to the front.

KITCHEN

Kitchen has been refitted with a generous range of storage cupboards and drawers to base and eye level with stone working surfaces with matching upstands, one and a half bowl undermount sink unit with mixer tap, fitted appliances include Neff electric double oven, Neff 4 ring electric hob with extractor fan above, fitted and concealed fridge/freezer, fitted and concealed Neff dishwasher, cupboard housing Worcester gas fired boiler providing domestic hot water and central heating system, serving hatch, double glaze windows to the front and side.

LIVING/DINING ROOM

Oak flooring, radiator, wall lights, storage cupboard, double glazed windows and doors to the rear leading out to the paved garden as well as views of the River Cam and Midsummer Common.

ON THE FIRST FLOOR

LANDING

radiator, staircase rising to the second floor.

SITTING ROOM

with wall lights, radiator, double glazed doors and windows with a first floor balcony again enjoying views over Midsummer Common and the River Cam.

SCULLERY/UTILITY

rolltop working surfaces with inset single drainer sink unit with mixer tap, range of fitted storage cupboards and shelving, plumbing and space for automatic washing machine and tumble dryer, extractor fan.

BEDROOM 2

wall lights, fitted wardrobe cupboards, radiator, double glazed windows.

SHOWER ROOM

with large walk-in shower with glazed shower screen, Duravit wash hand basin with mixer tap and storage drawer below, Duravit dual flush w.c., tiling to walls and floor, radiator, mirror fronted cabinet, extractor fan.

ON THE SECOND FLOOR

LANDING

with vaulted ceiling, double glazed Velux rooflight.

BEDROOM 1

vaulted ceiling with feature double glazed windows and doors to the front with Juliet balcony, views over the River Cam and Midsummer Common, fitted wardrobe cupboards, storage cupboards, double panelled radiator, wall lights.

ENSUITE SHOWER ROOM

walk-in tiled shower, glazed screen, Duravit dual flush w.c., wash hand basin with mixer tap, storage cupboards, tiled floor, heated towel rail/radiator, double glazed Velux rooflight.

BEDROOM 3

access to loft space, wall shelving, radiator, fitted wardrobe cupboard, double glazed window.

BEDROOM 4

wall shelving, radiator, wardrobe cupboard, double glazed window.

BATHROOM

fitted with white suite comprising panelled bath with mixer/shower tap, wash hand basin and low level w.c., tiled walls, shaver point, radiator, cupboard housing pressurised hot water cylinder, double glazed Velux rooflight.

OUTSIDE

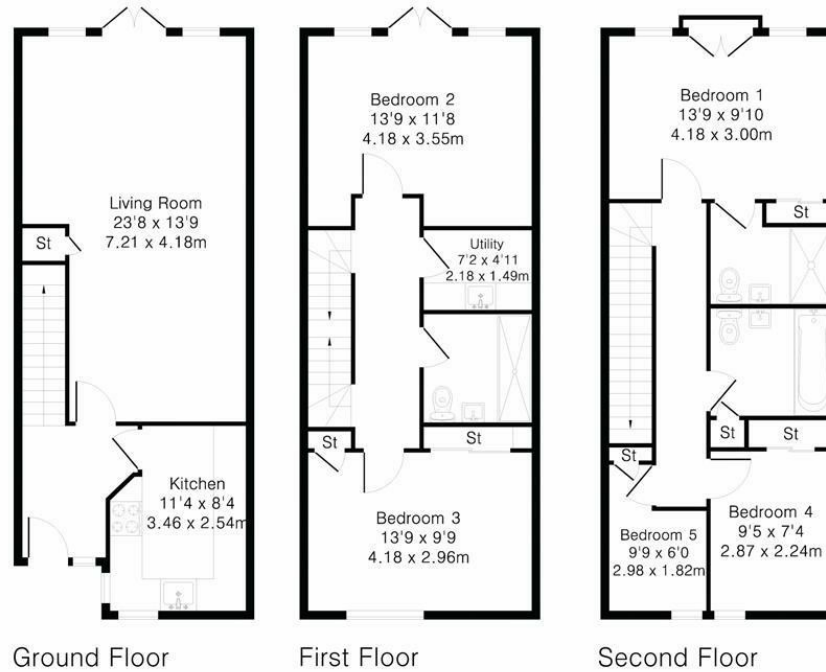
The property is situated at the end of Trafalgar Road with driveway parking for two cars with a covered car port and outside lighting.

Rear garden is paved with water feature and enjoys views of the river and Midsummer Common. First floor balcony.





Approximate Gross Internal Area 1434 sq ft – 133 sq m
 Ground Floor Area 466 sq ft – 43 sq m
 First Floor Area 484 sq ft – 45 sq m
 Second Floor Area 484 sq ft – 45 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B	73	
(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	

Guide Price £1,400,000

Tenure – Freehold

Council Tax Band – G

Local Authority – Cambridge City Council



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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