

Further Information

Tenure - Leasehold

Council Tax - Band F

Fixtures & Fittings -

Viewing - By Appointment

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Property

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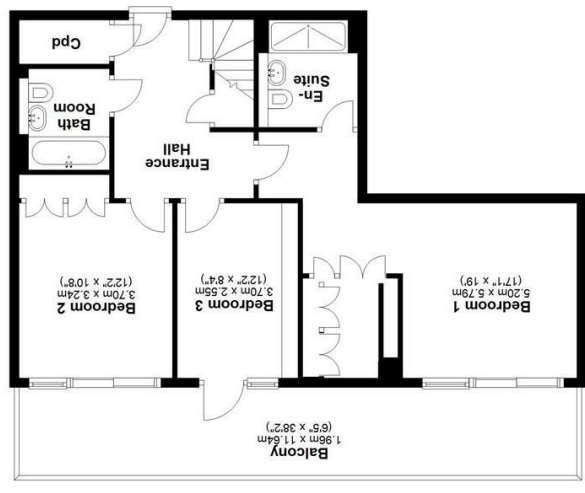
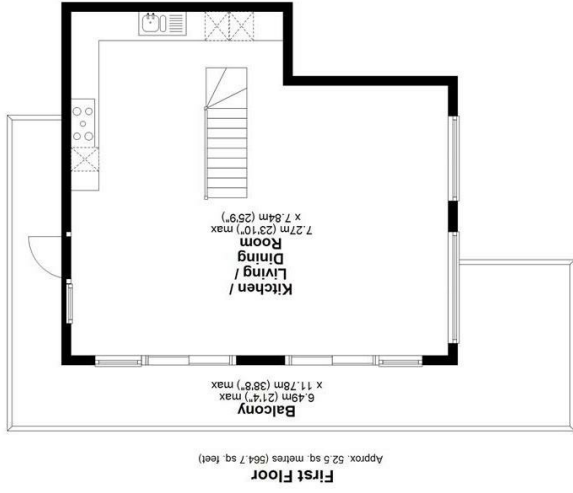
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Total area: approx. 123.2 sq. metres (1326.4 sq. feet)

Dimensions are for guidance only
Plans produced using PlanItP



Bush & Co.



45 Newton Court Kingsley Walk, Cambridge, CB5 8TH

Offers Over £895,000 Leasehold



Newton Court forms part of the prestigious Cambridge Riverside development by renowned developer Berkeley Homes which was completed in 2013. The site runs down to Midsummer Common and the river cam and is located around 1 mile from the historic city centre and 1.5 miles from the mainline railway station, where you can reach central London in as little as 53 minutes. There is well equipped on site gymnasium available for the exclusive use of residents as well as concierge services and an underground car park.

This stunning duplex apartment sits on the third and fourth floors with access by both stairs and lift from the spacious communal lobby. Accommodation is bright, spacious and superbly specified throughout with extensive use of full height glazing and under floor heating. All rooms have access to full width balcony / seating terraces.

The reception hall includes stairs rising to the top floor living accommodation in addition to an under stairs cupboard and further utility / store room. This floor comprises the sleeping accommodation with three double bedrooms and two stylish bathrooms. All three bedrooms lead out to a balcony / terrace. The principal bedroom suite includes a walk in wardrobe area with ample cupboard space and contemporary three piece ensuite shower room.

The entire top floor offers open plan living at its finest with sitting, dining and kitchen spaces surrounded by expansive triple aspect windows and doors, allowing an abundance of natural light, and leading out to the second wrap around balcony / seating terrace offering fine views across the city. The stunning fitted kitchen includes a full complement of integrated Miele appliances with double ovens, microwave, five ring induction hob, coffee maker, fridge, freezer and wine cooler.

TENURE - Leasehold
TERM - 999 years with 987 years remaining
MAINTENANCE CHARGES - £2000 PA
GROUND RENT - £550 PA

