



58 Scholars Court Harrison Drive, Cambridge, CB2 8EF

Offers Around £435,000

- Video entry system and lift to all floors
- Double glazed windows fitted with solar-reflective glass throughout
- Underfloor heating with individual thermostats to each room
- Heat-regulating air circulation system
- Winter Balcony

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Welcome to this splendid new build apartment located on the desirable Harrison Drive in Cambridge. This modern residence, completed in 2016, offers a generous living space of 840 square feet, making it an ideal choice for individuals or small families seeking comfort and convenience.

The apartment features a well-appointed reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. With two spacious bedrooms, there is ample room for relaxation and privacy. The property also boasts two contemporary bathrooms, ensuring that morning routines are both efficient and enjoyable.

Situated in a vibrant area of Cambridge, this apartment benefits from excellent local amenities, including shops, restaurants, and parks, all within easy reach. The location is well-connected, making it convenient for commuting to the city centre or exploring the beautiful surroundings of this historic city.

This property, built with modern living in mind, combines style and functionality, making it a wonderful opportunity for those looking to settle in a thriving community. Whether you are a first-time buyer or seeking a rental investment, this apartment on Harrison Drive is not to be missed. Embrace the chance to make this delightful space your new home.



Council Tax Band: D





Directions

Viewings

Viewings by arrangement only. Call 01223414400 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales		EU Directive 2002/91/EC

