



EH

EXQUISITE
HOME

In The Heart of Cambridge

Beautiful historic Cambridge with its ancient university buildings, the Backs, the lovely River Cam, vibrant city centre, tree-dotted emerald greens, thriving cultural scene and perfect location is a joy for tourists, students, visitors, commuters alike. Bicycle lanes and paths are everywhere and the iconic sight of cyclists meandering past the colleges and river is a huge part of the streetscape. Over the past few decades, Cambridge has also become known as a science and technology hub. The Cambridge Biomedical Campus, the headquarters of AstraZeneca, Cambridge Science Park and many others have led to the affectionate nickname "Silicon Fen." Those employed here appreciate the opportunity to walk or cycle to work, and the villages surrounding Cambridge are linked up to it via guided busways and cycle routes. Transport links are excellent, with the M11 and A14 connecting it to London, King's Lynn and Ely, the Midlands and A1. There are two stations in the city, Cambridge North connecting it to Colchester and Ipswich, and Cambridge itself with regular fast trains running into London King's Cross. The city is dotted with historic greens, water meadows and three Sites of Special Scientific Interest. It has a number of nurseries, primary and secondary schools in both the state and private sector making it ideal for families.



Parkside | Cambridge



Handsome and Spacious Apartment

Very close to the centre of town, within a short walk of the station, the shops and looking out over the iconic expanse of Parker's Piece is this elegant apartment arranged over two floors. For those who choose not to drive, it is perfectly possible to live comfortably car-free in this part of Cambridge. That said, the property has a dedicated car parking space to the rear with additional permit parking in 'The Kite' district, gold dust in this part of the city, and it is possible to park on the street outside. Thought to date back to Victorian times, the building in which the apartment is situated is approached via a front garden and lawn set back from the road and up steps into a grand porch. The front door opens into the communal hallway. The entire ground floor is taken up by a delightful sunny sitting room and kitchen and dining area, all flooded with natural light streaming through the sash windows. The sitting room with its attractive feature fireplace, built in shelves and cupboards in the alcoves on either side and plenty of space for contemporary family living is a charming space with views out over Parker's Piece and to the city centre beyond. An arch leads into the kitchen which is a cook's dream, cleverly laid out with white cabinets, generous storage and preparation space, integrated electric oven and gas hob and integrated dishwasher. There is room for a table and chairs, the ideal place to enjoy everyday family meals, kitchen suppers and more formal dinners.

Stairs from the hallway descend to the lower ground floor where two double bedrooms and the family bathroom radiate from the hallway, which has a large under stair storage for suitcases and domestic appliances, coats, boots and shoes and a 'hidden' laundry cupboard with space for a tumble dryer. The principal bedroom is an attractive and spacious one, light and open with built in wardrobes. The second bedroom also benefits from built

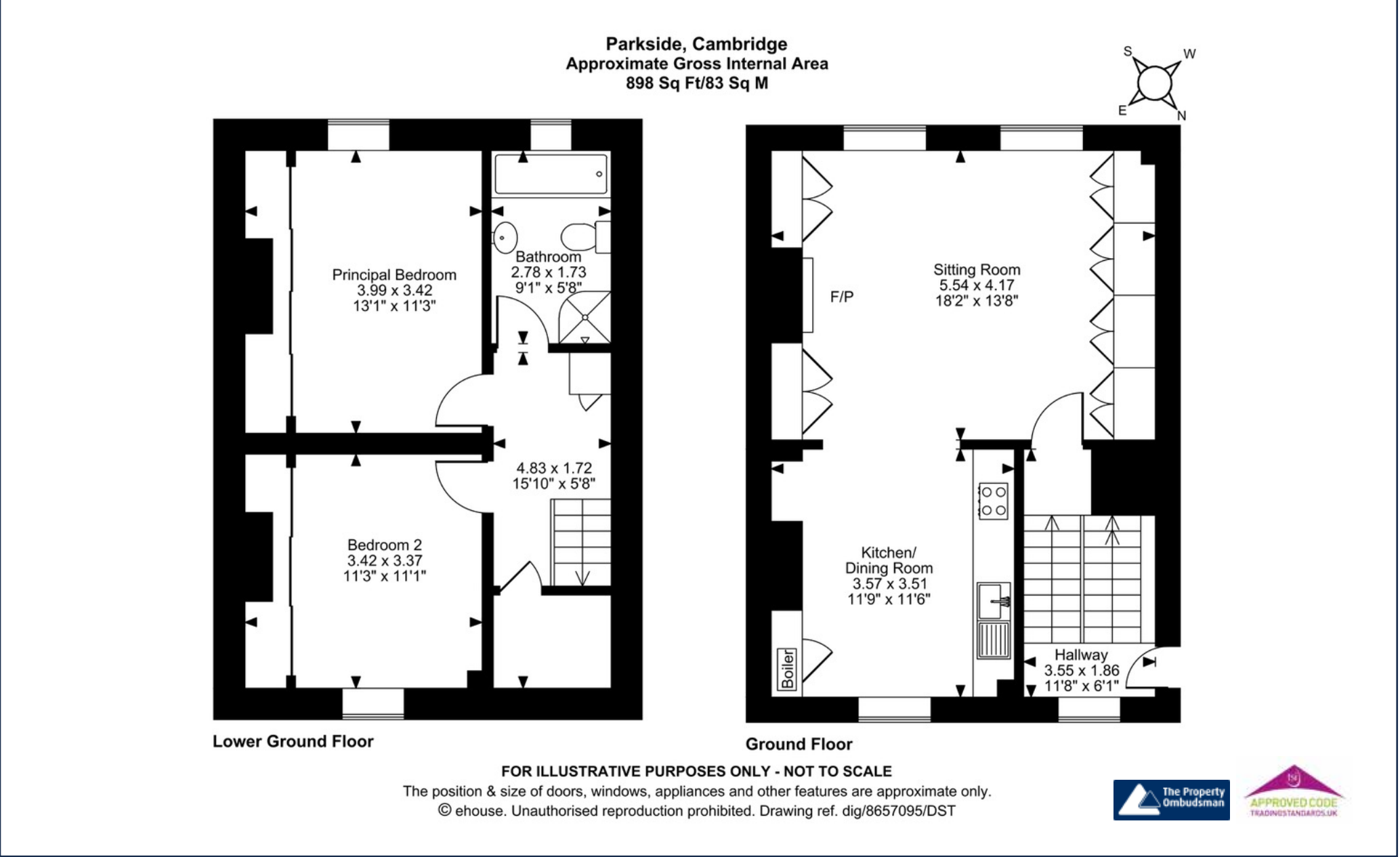


in wardrobes and is a good size. Both bedrooms provide full height mirrored wardrobes. The accommodation on this level is completed by the sleek, elegant four piece family bathroom with a neutral colour palette, a bath, walk in shower and plenty of storage.

Pretty Sunny Back Garden

Unusually for a property with such a prime city centre location, there is an attractive back garden with a small, easy to manage lawn and a paved seating area with plenty of room for container gardening. It is the ideal place to sit out with a coffee in the morning, to entertain friends over a glass of wine or dine al fresco in the evenings. It is very low maintenance and adds yet another charming feature to this already wonderful apartment. Adjacent to the parking space is a substantial secure purpose built bike store

In the perfect location, within easy walking distance of all the shops, cafes, restaurants, pubs and leisure activities which Cambridge affords, offering multitudinous opportunities to walk, run and cycle, and with excellent transport links, this lovely home arranged over two floors is immaculate, welcoming and spacious, and its setting is second to none.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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