



13 Parkside Place
Cambridge, CB1 1HQ

Guide price £460,000



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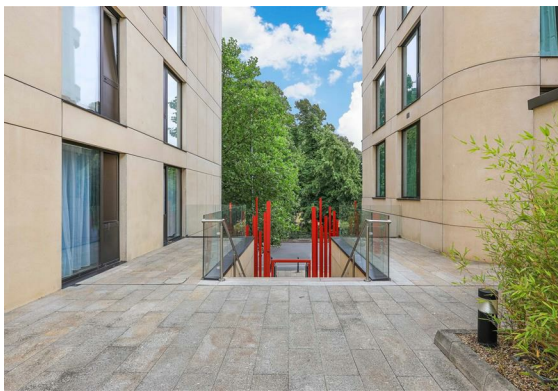
- Third-floor apartment
- Underfloor heating and air recirculation system
- EPC - B/82
- Undercroft allocated parking
- 7-day a week concierge service
- No chain

A prime city apartment enjoying a glorious position, a stone's throw from Parker's Piece and offering undercroft parking, as well as being available with the added benefit of no onward chain.

No.13 is located on the third floor and is nicely presented. Floor-to-ceiling windows flood the apartment with natural light. The accommodation briefly comprises a generous open-plan kitchen/dining/living room which has a triple aspect and is finished with engineered wood flooring. The kitchen is fitted with a modern range of units; integrated appliances include a dishwasher, microwave, fridge/freezer, oven and induction hob with an extractor over. There is a utility cupboard housing the community heating system and washing machine,

The double bedroom has a dual aspect and built-in cupboards. The bathroom has been fitted with a modern white suite, complemented by attractive tiling and a heated towel rail.

Outside, the property has access to the communal courtyard and concierge. There is also allocated undercroft parking as well as communal bike stores.





The Lease has about 983 years remaining. There is a service charge of £4,272.00 per annum and a ground rent of £350.00 per annum.

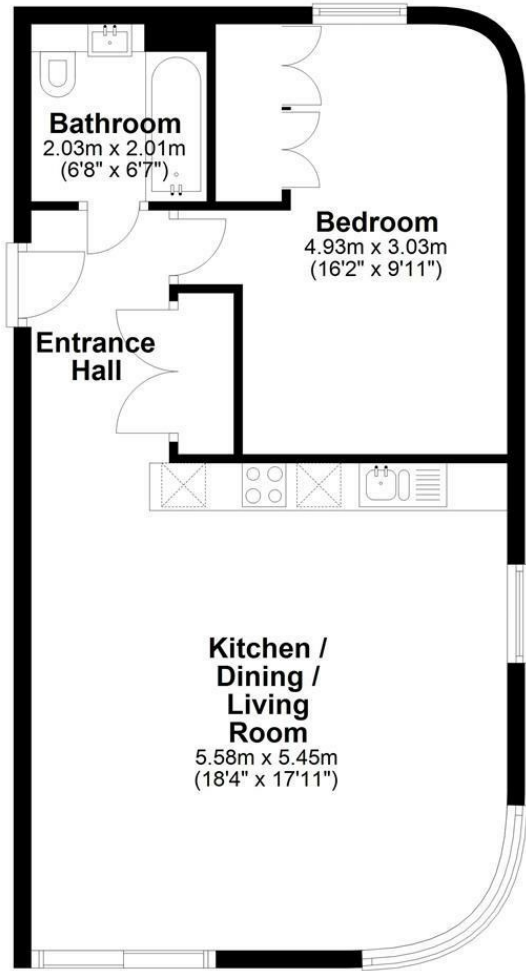
Parkside Place lies within a conservation area in The Kite, overlooking Parkers Piece and a short walk from Christ's Pieces. Its location provides quick and easy access to the Grand Arcade shopping mall with further nearby amenities to include the Parkside Swimming Pool, Kelsey Kerridge Sports centre, Fenner's Cricket Ground, St Matthew's Primary School, and Parkside Community College.

For the commuter, the mainline railway station is located within a short walking distance and offers connections to London's King's Cross and Liverpool Street Stations in 48 and 68 minutes, respectively.

The Guided Busway provides a regular service between Addenbrooke's Hospital, the Biomedical Campus and the Science and Business parks.

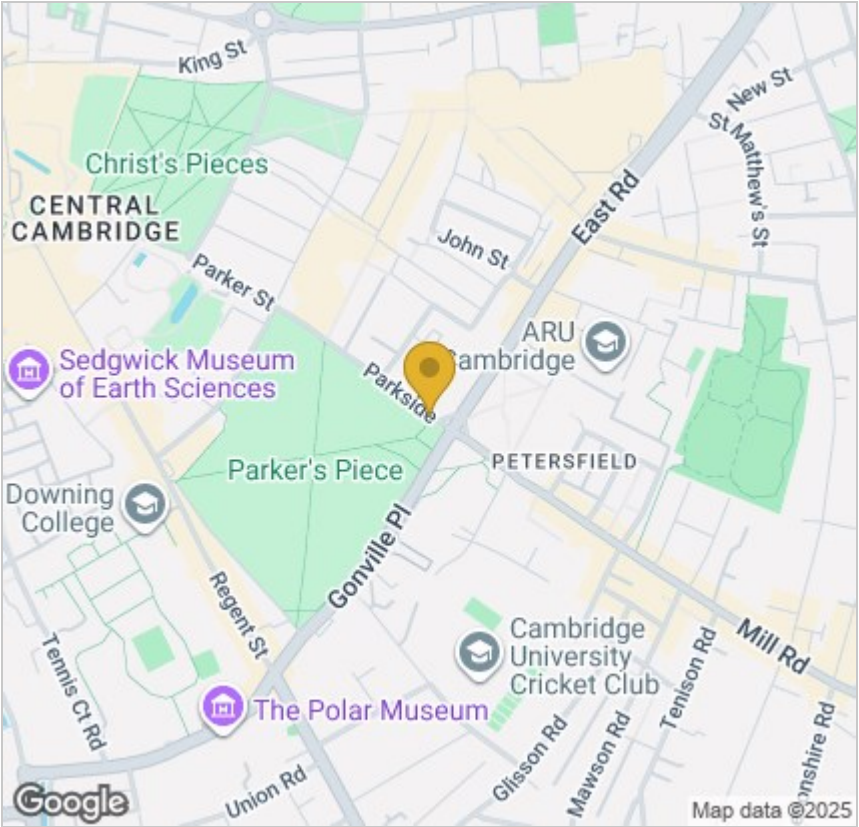


Approx. 58.1 sq. metres (624.9 sq. feet)

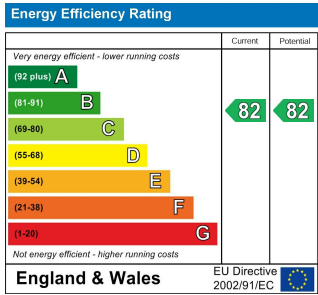


Total area: approx. 58.1 sq. metres (624.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: D

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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