



St Bartholomews Court, Cambridge
CB5 8HG

Pocock+Shaw

27 St Bartholomews Court
Riverside
Cambridge
Cambridgeshire
CB5 8HG

A spacious four bedroom townhouse within a select gated development off Riverside, close to Midsummer Common and the City centre.

- Spacious 4 bedroom townhouse
- Select gated development in sought after location
- 4 double bedrooms
- 2 shower rooms and a cloakroom
- Versatile living space
- Engineered Oak flooring to two floors
- Scope to open up all of the lower ground floor to create a large open plan living space
- Enclosed rear garden and driveway parking for 2 vehicles
- Visitor parking bays

Guide Price £795,000



St Bartholomew's Court is a modern gated development located off Riverside and within walking or cycling distance of the city centre, Grafton Centre, Midsummer Common and Stourbridge Common. The Science Park and Cambridge North Railway Station are approximately 1 mile away. There is also a wide range of amenities and facilities nearby including a Tesco superstore and delightful riverside walks. The property is within catchment for St Matthews Primary and Parkside Community College.

This spacious and upgraded townhouse forms part of a sought-after gated development close to the river. The property is arranged over four floors and provides a superb space for a family with an impressive 1800 sq ft of accommodation which has undergone a mini refurb about 4/5 years ago to include; new shower rooms, painting throughout, new bedroom, stairs and landing carpets and new engineered Oak wood flooring to the ground and lower ground floors.

In detail the accommodation comprises;

Ground Floor path with wrought iron railings to

Storm Porch with part glazed door to

Reception hallway with built in cloaks cupboard, stairs to lower ground floor and stairs to first floor, radiator, Oak wood flooring.

Cloakroom with WC, vanity wash handbasin with glass mosaic tiled splashback panel, radiator, extractor fan, recessed ceiling spotlights, Oak wood flooring.

Sitting room 16'1" x 10'6" (4.91 m x 3.19 m) with two windows to rear with views to rear garden, two radiators, wall light point, Oak wood flooring.

Family room 15'3" x 10'10" (4.64 m x 3.31 m) with window to front, radiator, Oak wood flooring.

Lower ground floor

Hallway with built in understairs cupboard, radiator, Oak wood flooring, doors to

Kitchen/breakfast room 16'2" x 9'9" (4.92 m x 2.98 m) with windows and glazed door to rear patio area, good range of fitted wall and base units with under unit lighting, work surfaces and inset stainless steel sink unit and drainer and mixer tap, tiled splashbacks, built in five ring stainless steel gas hob with Neff stainless steel chimney extractor hood over and stainless steel fronted double oven below, space for an American style fridge/freezer, integrated Bosch dishwasher, cupboard housing the Glow Worm gas central heating boiler, recessed ceiling spotlights on dimmer control, radiator, Oak wood flooring.

Utility room 7'2" x 6'5" (2.19 m x 1.96 m) excellent range of fitted wall and base units, roll top work surfaces with stainless steel sink unit and drainer with mixer tap, space and plumbing for washing machine, space for clothes dryer, extractor fan, floor standing water softener.

Dining room 16'2" x 11'9" (4.93 m x 3.58 m) with radiator, Oak wood flooring, pendant lights on dimmer control.

Agents Note Due to the internal walls being stud partition, this whole ground floor area could be opened up to create a fabulous kitchen/dining/family room.

First Floor

Landing with stairs to second floor, radiator, doors to

Bedroom 1 13'9" x 12'8" (4.20 m x 3.87 m) with two windows to front, radiator, built in shelved cupboard, two sets of timber double doors to fitted wardrobe cupboard with clothes hanging rail and shelving, door to

En suite shower room refitted shower room with large contemporary shower cubicle and glass screens, dual headed shower unit including large daisy drench head, WC, vanity wash handbasin with mirror fronted cabinet over, heated towel rail, laminate wood flooring, extractor fan, recessed ceiling spotlights.

Bedroom 2 16'0" x 10'6" (4.88 m x 3.20 m) with two windows to rear, radiator.



Second floor

Landing with built in wardrobe housing the Heatrae Sadia high efficiency boiler, loft access hatch.

Bedroom 3 15'11" x 10'6" (4.86 m x 3.20 m) with window to front, radiator, part restricted headroom.

Bedroom 4 16'0" x 8'9" (4.88 m x 2.67 m) with velux window to rear, radiator, part restricted headroom.

Bathroom with panelled bath with dual headed shower unit with large daisy drench head and glass screen over, vanity wash handbasin with recessed tiled display shelf, WC, chrome heated towel rail, recessed ceiling spotlights, extractor fan, polished porcelain wall tiles, laminate wood flooring.

Outside Paved patio area adjacent to the rear of the property with lighting and outside tap. Steps up to the main garden area (8.2m x 5.1m (26'11" x 16'9" approx) which has been landscaped with gravel and slate seating areas and a small lawn. Timber shed to remain. The whole enclosed by timber fencing panels and concrete posts and gravel boards, rear access gate.

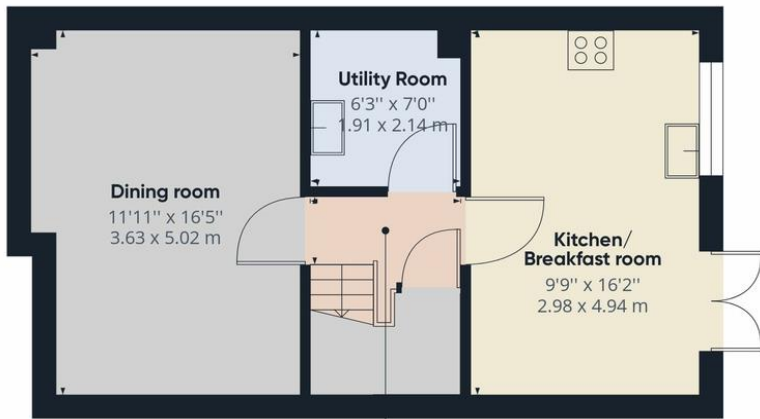
Driveway parking for 2 vehicles, visitors parking area and covered bike store.

Tenure The property is Freehold

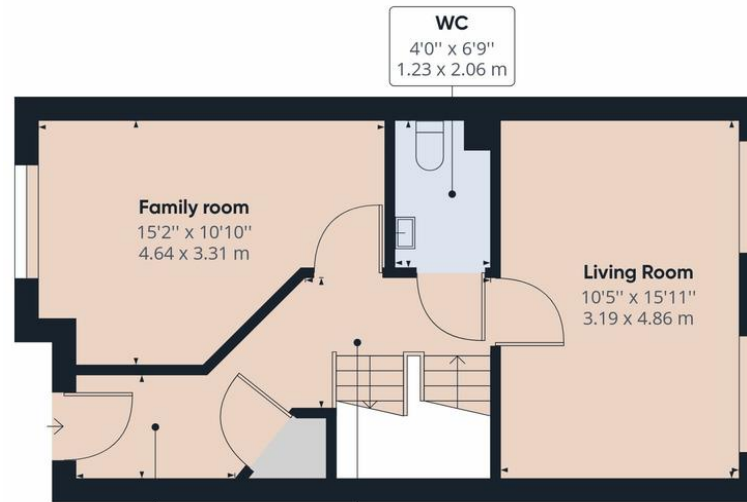
Council Tax Band F

Viewing By Arrangement with Pocock & Shaw

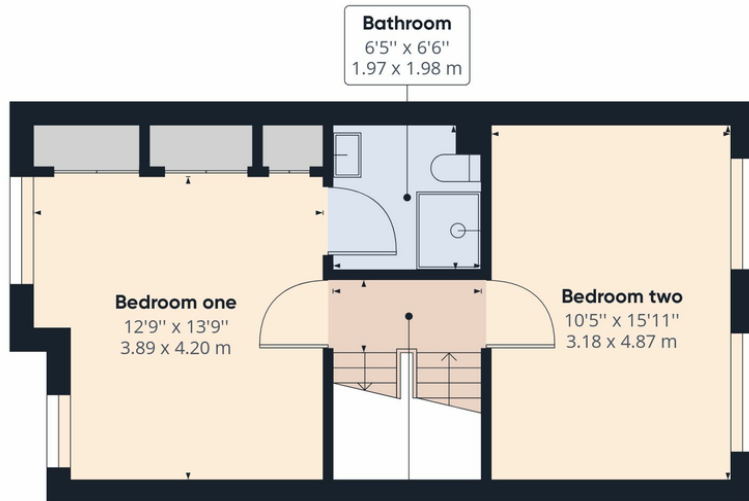




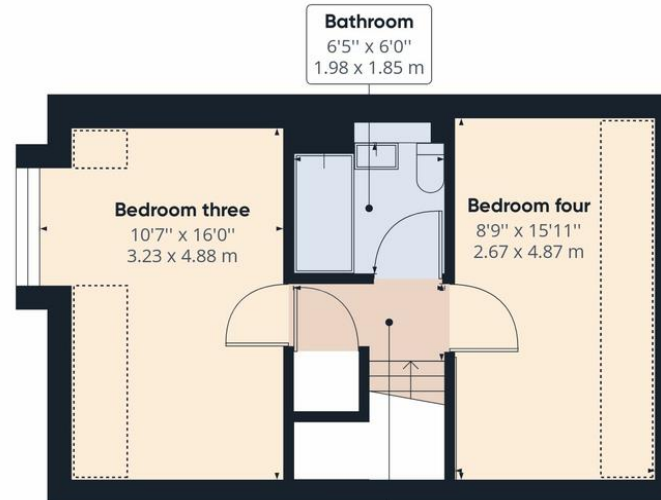
Floor -1



Ground Floor



Floor 1



Floor 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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