



8 Florey Terrace, Cambridge, CB3 1BB
Offers Over £1,100,000 Freehold



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A BEAUTIFULLY APPOINTED TOWNHOUSE OF 1825 SQFT / 170 SQM, PLUS A TANDEM LENGTH GARAGE AND FOUR OUTDOOR TERRACES, SITUATED IN THE HIGHLY REGARDED ATHENA DEVELOPMENT IN EDDINGTON, ON THE WEST SIDE OF THE CITY.

- Stylish and improved family home built with sustainable living in mind
- Tandem length garage and further permit parking available
- Excellent schooling and local facilities
- Close to the city and M11 road networks
- 4 double bedrooms plus study and 3.5 bathrooms
- Private south-east facing garden

No.8 Florey Terrace is a cleverly designed townhouse constructed by Hill Residential in 2020. The property has been subject to a number of quality home improvements including made-to-measure blinds, designer wallpapers, and a landscaped south-east facing rear garden.

The accommodation is arranged over three floors, boasts well-proportioned rooms with high ceilings and has been thoughtfully constructed using deep glazed windows and doors to bathe the interior with an abundance of natural light. The kitchen has been fitted with a stylish range of units and includes a central island; there are various Bosch and Siemens appliances included and a separate utility room, with space / plumbing for various appliances. The reception hall with staircase rising to the first floor and a cloakroom w.c. is light and spacious with a built-in cloaks cupboard and an understairs cupboard.

The bedrooms are well-proportioned and include plenty of built-in storage. Bedrooms 2 and 3 also have the benefit of access to an outdoor terrace, whilst bedrooms 1 and 2 have en suite shower rooms complemented by attractive tiling and heated towel rails. The family bathroom and bedroom 2 have the added benefit of illuminated mirror cabinets. The property is underfloor heated throughout, has an NHBC warranty (around 7 years remaining) and a Mechanical Ventilation and Heat Recovery system, as well as PV solar panels installed.

Outside, the rear garden has been landscaped with high-quality artificial turf and also has a paved terrace for ease of maintenance. An open arch leads to a tandem-length garage which has lighting and an electric up-and-over door opening onto Walton Way.

This house offers prospective buyers the exciting opportunity to acquire an improved "nearly new", ready to move in home that is built and designed for the future.

Location

Eddington lies approximately 3.5 miles west of the city centre and has been designed for 21st century sustainable living. Local facilities include a Sainsbury's supermarket, shops, nursery, primary school, parks, and sports facilities.

The development is conveniently placed for many of the College and University Departments, and it is also within proximity of King's College School and St John's College School in nearby Grange Road. The city centre provides extensive shopping and leisure facilities and can easily be accessed via car, bus, or bicycle.

Cambridge is not only world renowned for its academic achievements but also has become an important centre in the 'high tech' and 'bio tech' industries with the University Research and Development Laboratories, Cambridge Science Park, ARM, Microsoft, AstraZeneca, and Addenbrooke's Hospital/Biomedical Campus. London commuters are well served with a mainline railway station about 3.5 miles away and the M11 (junction 13) about 1.5 miles away providing access to Stansted Airport and the M25

Agent's Note

We understand the owners of No.8 are required to contribute towards the annual building insurance cost of No.3 Walton Way, due to the freehold being located above the tandem length garage. This equates to approximately £35.00 per annum. Further information can be provided upon request.

Service Charge is approximately £120 per month (including VAT). This is reviewed annually and adjusted according to associated costs.

Tenure

Freehold
Leasehold garage (over 990 years remaining).

Services

All mains services connected, but no gas connection is required due to the district heating system providing heating and hot water to the property.

Statutory Authorities

Cambridge City Council.
Council Tax Band - F

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Approx. gross internal floor area 170 sqm (1825 sqft) excluding Terraces and Garage

Energy Efficiency Rating	
Current	Potential
98	98
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

