



105 Scholars Walk, Cambridge, CB4 1DW  
Guide Price £850,000 Freehold



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**A FORMER SHOW HOME OF 1703 SQFT / 158 SQM WITH ALLOCATED PARKING AND A PRIVATE SOUTH-EAST FACING GARDEN, TUCKED AWAY ON THE EDGE OF THIS POPULAR DEVELOPMENT AND AVAILABLE WITH NO CHAIN.**

• 1703 sqft / 158 sqm • Terraced Townhouse • 3 bed, 1 study, 2 recep, 3.5 bath • 161 sqm / 0.04 acre • Allocated parking • Built 2006 • EPC – B / 81 • Council tax band – F

This smart townhouse was built in 2006 and enjoys a favourable position on the edge of the popular and prestigious Vie Development. The property has been well cared for over the years and benefits from an ease of maintenance garden and an allocated parking space.

There is a welcoming entrance hall finished with a skylight and engineered oak flooring, with a useful understair storage cupboard, stairs to the first-floor and access to a cloakroom W.C. There is a spacious kitchen/dining room, which benefits from southerly aspects and has French doors leading to the rear garden. The kitchen has been fitted with a stylish and comprehensive range of units, has various integrated SMEG appliances and a breakfast bar. There is a separate utility room with further units and an integrated washing machine. Completing the ground floor accommodation is a study just off from the main entrance hall, offering versatility to suit individual purchasers needs.

Upstairs, the rooms are arranged over two floors, the first of which houses the bathroom and bedroom 3. There is also a sizeable living room, which has its own south-facing balcony. A large gallery window on the landing provides additional light to the ground and first floors. The second floor houses bedrooms 1 and 2, both of which are comfortable doubles and include ensuite shower rooms with Villeroy and Boch fittings. The master bedroom has a built-in storage cupboard and its own private balcony. The landing provides access to a loft.

Outside, the front of the property enjoys a good degree of privacy with mature trees and hedgerows separating it from the road. There is an allocated parking space (No.\_\_\_\_) and additional parking available on Lynfield Lane nearby on a first come, first served basis. The south-east facing rear garden has been landscaped for ease of maintenance with shingle, paving and a decking area, well suited to alfresco dining.

**Location**

Scholars Walk is a thoughtfully designed development situated in a tucked away position near the River Cam in Chesterton, a former village that has been brought into the city and has a bustling community. There is an excellent range of local facilities and amenities including a Post Office, medical centre, two churches and a number of public houses, takeaways and restaurants.

You can walk or cycle alongside the river to the city or to various nearby green spaces including Midsummer Common, Stourbridge Common and Logan's Meadow nature reserve. A cycle path and bridge over the river give easy access to retail parks on Newmarket Rd and Coldhams Lane and into the city centre making the location of this superb townhouse ideal for those wishing to enjoy all that Cambridge has to offer. There are a number of nearby schools including Milton Road Primary as well as a children's nursery. Cambridge City centre is just over a mile away with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities. Scholars Walk is equidistant from both Cambridge and Cambridge North Railway Stations which provide direct links to London and the rest of the country

**Tenure**

Freehold

**Agent's Note**

Please note that the marketing photographs were taken prior to the current tenants moving into the property. These tenants will be vacating soon, making the property available to move into from July 11th 2024.

An annual charge of £275.22 is payable to Encore Estates for landscape maintenance on the development and upkeep of communal areas.

**Services**

All mains services connected.

**Statutory Authorities**

Cambridge City Council.  
Council Tax Band - F

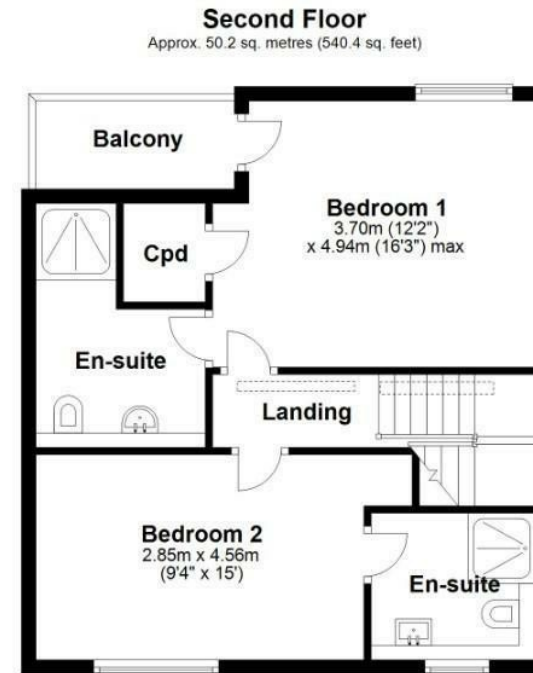
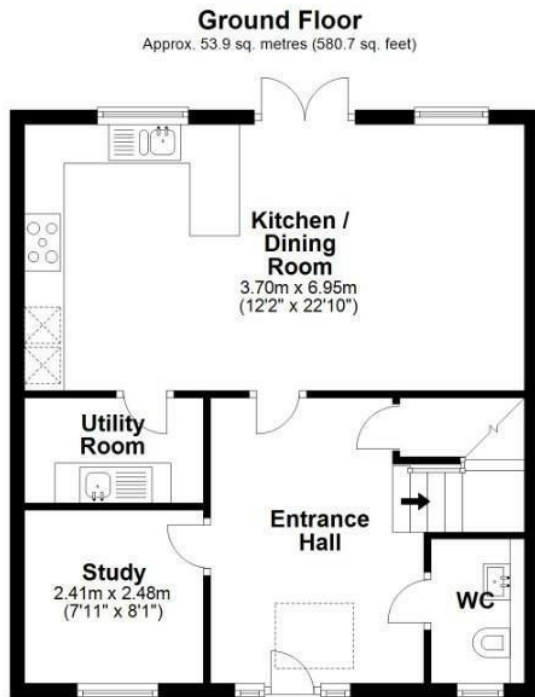
**Fixtures and Fittings**

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

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





Total area: approx. 158.3 sq. metres (1703.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B	81	
(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	

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.

