



**Radcliffe & Rust**  
Residential sales & lettings

**64 Scholar's Court Harrison Drive, Cambridge CB2 8EF**  
**Guide Price £550,000**

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this stunning apartment in Scholar's Court, CB2. Located on the third floor, the property is positioned on Harrison Drive, just off Hills Road, the property is ideally located for a whole host of local amenities with Cambridge Leisure right on your doorstep only 0.4 miles away which includes a complex with cafes, restaurants, bars, hotel, supermarkets, ten-pin bowling and a multi-plex cinema. Also ideally placed with Addenbrooke's Hospital/Biomedical Campus around 1.2 mile away, Cambridge train station around 0.8 miles away and the very centre of the City around 1 mile away.

Radcliffe & Rust Estate Agents are delighted to offer for sale, this fantastic third floor apartment in Scholar's Court. Offering two double bedrooms, a bright open plan kitchen, living and dining space and private balcony, this property has so much to offer in a prime position close to the centre of Cambridge.

The property can be accessed via a lift or stairs to the third floor. Once inside the property, you are welcomed into a spacious hallway. With crisp white walls and light wooden coloured flooring, within the hallway there is a large storage cupboard which also houses the washing machine and space for ample coat and shoe storage. The first room you come to is bedroom 1. It has built-in wardrobes with glass double sliding doors, this bedroom is a great size and flooded with light thanks to the full length window. It also has the added bonus of an en-suite which has a large walk-in shower with glass sliding door and dual shower heads, W.C., hand basin, stainless steel heated towel rail and mirrored glass storage above the sink. Opposite bedroom one is the main bathroom. It has a bath with glass screen and overhead shower, the bath has LED lights cleverly added to the under side to make the bath appear like it is almost floating. Within the bathroom there is also a stainless steel heated towel rail, W.C. and hand basin. Bedroom two is located at the end of the hallway. Another great sized double, this bedroom can comfortably fit a double bed and additional storage furniture and enjoys treetop views from the double full length windows.

The real jewel in the crown for this property is the open plan kitchen, living and dining space which leads to the property's private balcony. With dual aspect windows and a glazed sliding door leading to the balcony, this space is bright and inviting and offers the perfect space to relax and entertain. The kitchen consists of white and grey gloss wall and base units with an integrated full height fridge freezer, dishwasher, electric oven, hob and inset sink. The living and dining end of the room can comfortably fit a table for 4 - 6 people and good sized sofa and offers a wealth of layout possibilities thanks to the

size and shape of the room.

The private balcony is accessed via the glazed sliding door from the open plan living space. The balcony has been decked and could become an al fresco dining space if required.

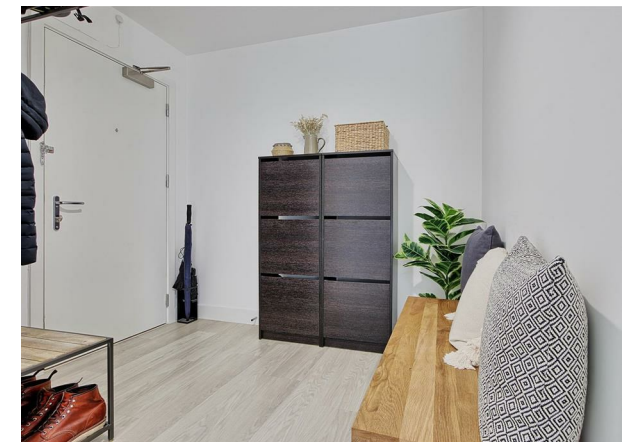
Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

### Agents notes

Tenure: Leasehold  
Lease length: 125 Years from 2017  
Years Remaining: 118  
Ground rent: £350.00  
Service charge: £2572.64  
Council tax: Band E = £2,748 for 2024 - 2025 (Cambridge City Council)  
Chain details: No Onward chain

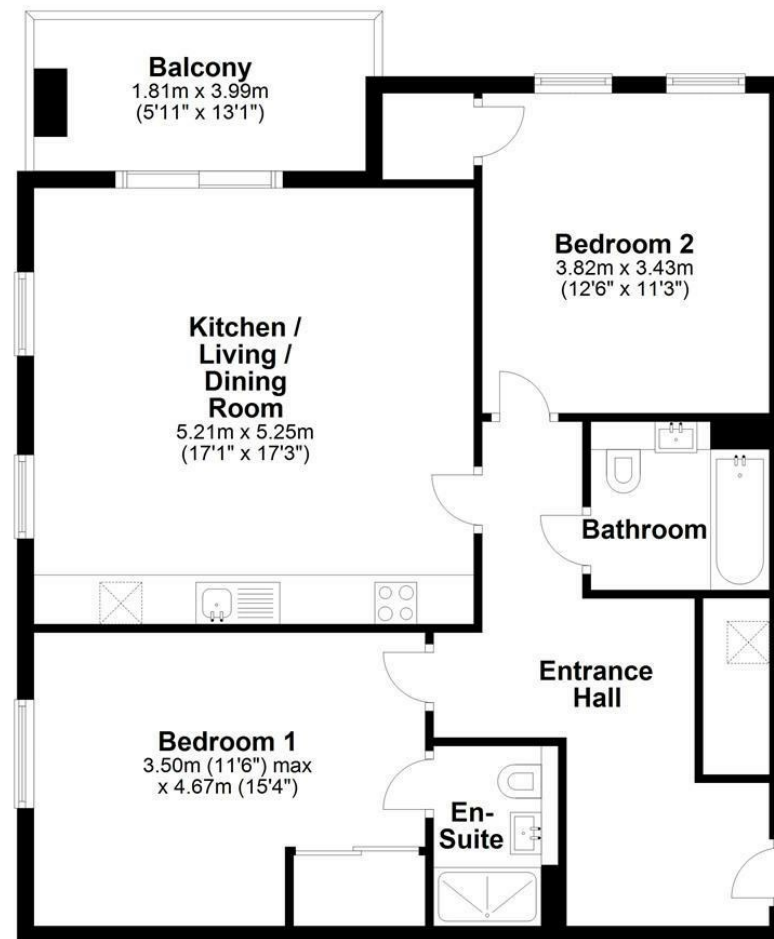
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	84	84
	EU Directive 2002/91/EC	
	England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	
	England & Wales	





**Floor Plan**  
Approx. 82.7 sq. metres (890.6 sq. feet)



Total area: approx. 82.7 sq. metres (890.6 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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

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	(21-38) <b>F</b>		
	(1-30) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

