



**Radcliffe & Rust**  
Residential sales & lettings

**21 St Bartholomews Court Riverside, Cambridge CB5 8JB**  
**Guide Price £450,000**



Radcliffe & Rust Estate Agents Cambridge, are delighted to offer for sale, this fantastic two double bedroom second floor apartment in St Bartholomew's Court, CB5. St Bartholomew's Court is an exclusive gated development of modern and spacious apartments. This prestigious development is set back attractively from Riverside offering peaceful views of the Cam. Situated within walking distance of the River Cam and parks and open spaces while being just over 1 mile from Cambridge city centre. Cambridge train station is less than two miles from the property and Cambridge North train station is only 1.2 miles away, which is around a seven minute cycle ride away. The property itself, enjoys wonderfully open plan living and dining accommodation with sliding doors leading to a private balcony which overlooks the River Cam.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this fantastic two bedroom apartment in St. Bartholomew's Court, CB5. Offering modern accommodation in an enviable location, this property will prove popular for people looking for their next step in the Cambridge property market.

Upon entering the property, you are welcomed in to the hallway. This S shaped space is large enough for shoe and coat storage if required as well as having a storage cupboard and the telephone intercom to allow visitors into the building. The first room you come to from the hallway on the left hand side is the bathroom which has a bath, W.C., hand basin and white heated towel rail. Further down the hallway, directly in front of you is bedroom one. Offering stunning views over the River Cam, this generous double also has an en-suite which has a walk-in shower cubicle, hand basin, W.C. and white heated towel rail. Next to bedroom one is the living and dining room. This room is flooded with light thanks to the window and glazed door leading to the property's private balcony.

The balcony is large enough to house a table and chairs and offers fantastic views over the River Cam and Riverside Bridge. Next to the living and dining room is the kitchen.

The kitchen houses the boiler and consists of wood coloured wall and base units with a contrasting dark

coloured worktop and has a one and a half stainless steel sink and drainer, electric oven, four ring gas hob, cooker hood and space and plumbing for a washing machine. Bedroom two is next to the kitchen and is another generous double bedroom. This bedroom has a large window flooding the space with light and offers a wealth of different layout possibilities.

Outside there are two generous communal gardens, one to the front of the development and one central square, both of which are for use by the residents of St Bartholomew's Court. There is also use of a secure bike store, and an allocated parking space.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential lettings requirements in Cambridge.

### Agents notes

Tenure: Leasehold  
125 Years from 2003  
102 years remaining

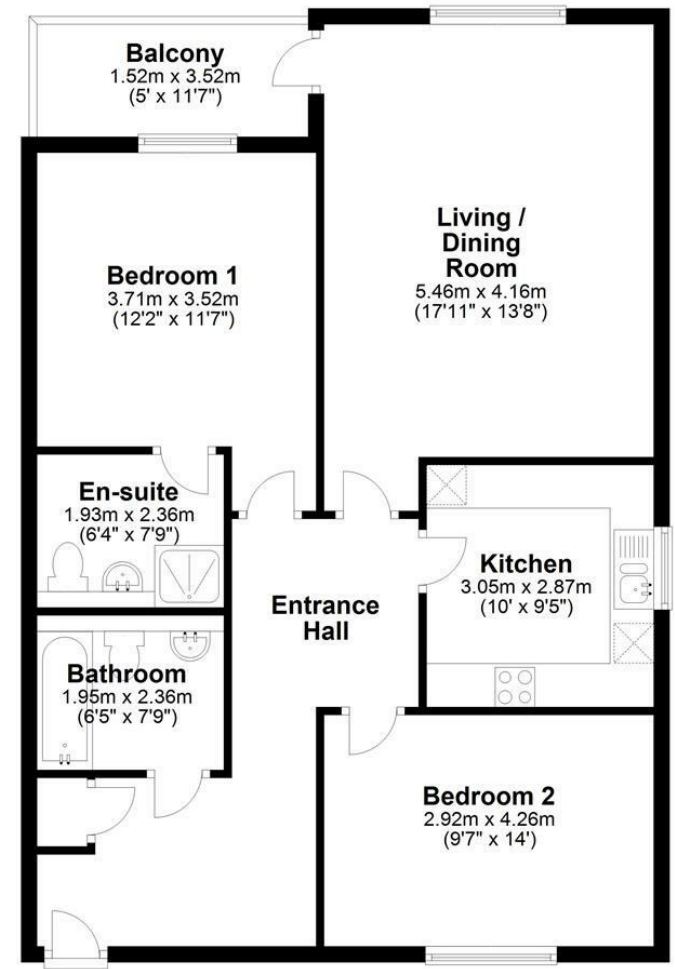
Service charge: Approximately £3,000 per annum  
Council tax: Band C = £1,999 for 2024 - 2025 (Cambridge City Council)





### Floor Plan

Approx. 84.9 sq. metres (914.1 sq. feet)



Total area: approx. 84.9 sq. metres (914.1 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		
(81-91)	B	82	83
(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	



