- Generous living space
- Balcony off living area
- Two double bedrooms
- Allocated parking space
- Secure bike storage
- Close to Business & Science Parks
- Walking distance to Cambridge City centre
- Five minutes from the attractive River Cam

9 Lynfield Court
CB4 1DP
Guide Price £375,000

Radcliffe & Rust
Residential sales & lettings

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Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this attractive and spacious first-floor two-bedroom apartment in the popular Chesterton area of Cambridge. This property enjoys a fantastic position close to a wealth of amenities, including Cambridge North Train Station (which has direct links to London's Kings Cross), supermarkets, gyms, restaurants and pubs, and Cambridge City Airport. Whether you are a keen cyclist, love a scenic walk, or you prefer to jump on public transport, all these options are available. Lynfield Court is in the catchment area for Chesterton Primary School and Milton Road Primary School; children over eleven attend either the nearby North Cambridge Academy or Chesterton Community College, the latter ranking as 'outstanding' in their most recent Ofsted report.

Once inside the property, there is a long hallway extending the apartment's length, and the telephone entry system can be found at the end next to the lounge for convenience. There is also plenty of wall space for adding coat hooks if you wish. In the hallway is a large storage cupboard where the boiler can be found.

To your left, as you enter the apartment, is the bathroom with a W.C., hand basin, bath (with shower attachment), and a walk-in shower cubicle. There is also a wall-mounted mirror and a heated towel rail. The large windowsill area provides plenty of space for storage toiletries. Opposite the bathroom is the master bedroom. This room is a large double with plenty of space for a bed and wardrobe; other furniture could be added comfortably without it being a squeeze. There is certainly no shortage of space! The large window floods the room with light, creating a cosy space for a comfortable night's sleep. The second bedroom next door is smaller but still a good-sized double. The décor in both bedrooms is neutral, with beautiful soft cream carpets. You definitely don't want muddy shoes in these rooms!

Opposite bedroom two is the kitchen. The white and brown colour scheme of the kitchen cupboards and tiles keep the room bright and modern, and minimal upgrading is required, taste dependent, of course. All of the appliances are integrated, and the addition of under-cupboard lighting adds another tasteful touch. It's a delightful room for any wannabe chef to enjoy.

At the end of the entrance hallway is the open-plan lounge/dining area, which is something a bit special. This room is big, bright and full of light, and the design makes for the perfect environment for socialising as a couple, family or with friends. The neutral décor and wooden floor (that spills in from the hallway) have a modern feel; the condition of the whole room – in fact, the entire property – is of a high standard. But let's move on to the best part: the balcony. This lovely outdoor space is perfect for relaxing and unwinding with a book at the end of a busy day. We all need somewhere to escape to occasionally.
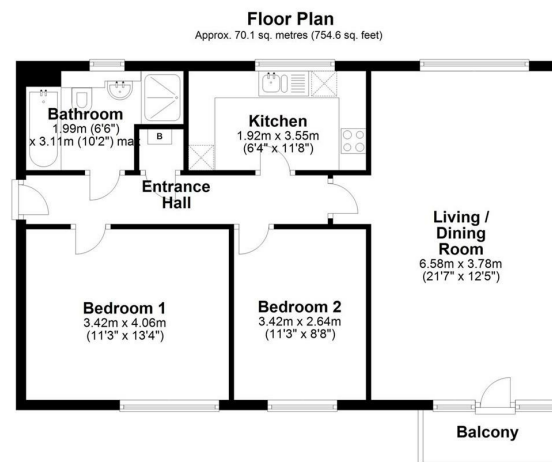
It is worth noting that the property benefits from full underfloor heating.

Outside, the property benefits from an allocated parking space.

The apartment would be a delightful property for anyone to call home. Lynfield Court is in a desirable part of Cambridge, and there is no onward chain…so don't miss out. Please call us on 01223 307898 to arrange a viewing at Lynfield Court and for all your residential sales and lettings requirements in Cambridge and the surrounding areas.

Agent notes

Underfloor heating throughout
Allocated parking space
Council tax band: D
Freeholder: Lease length: 125 years from: 1st May 2006
Ground Rent: £325 per annum
Service charge: Approximately £2,172.00 per annum
No onward chain

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82 / 82
(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

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		82 / 82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Floor Plan
Approx. 70.1 sq. metres (754.6 sq. feet)

Bathroom
1.99m (6'6")
x 3.11m (10'2") max

Kitchen
1.92m x 3.55m
(6'4" x 11'8")

Entrance Hall

Living / Dining Room
6.58m x 3.78m
(21'7" x 12'5")

Bedroom 1
3.42m x 4.06m
(11'3" x 13'4")

Bedroom 2
3.42m x 2.64m
(11'3" x 8'8")

Balcony

Total area: approx. 70.1 sq. metres (754.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.