

37 Brooke House, Kingsley Walk
Cambridge, CB5 8TJ

Guide price **£825,000**



37 Brooke House

Cambridge, CB5 8TJ

- Duplex apartment
- Luxury specification
- Walking distance to city center
- Secure underground parking

A quite wonderful 2-bedroom duplex apartment, with stunning city views and secure underground parking located in the exclusive development at Kingsley Walk.

37 Brooke House is possibly one of the most prestigious penthouse apartments in the city, with wrap-around views, premium specification throughout, and measuring over 1100 square feet split between the fifth and sixth floors.

The apartment, which is entered on the fifth floor, has upgraded features including a smartphone docking station and touchscreen Legard home automation for control of lights, heating, and music in every room.

On the fifth floor, there is a luxury bathroom, which is fully tiled and has a separate bath and shower enclosure. The second bedroom is a good-sized double with a storage cupboard and two large windows. There is also a useful utility cupboard to house a washing machine and to provide additional storage. At the end of





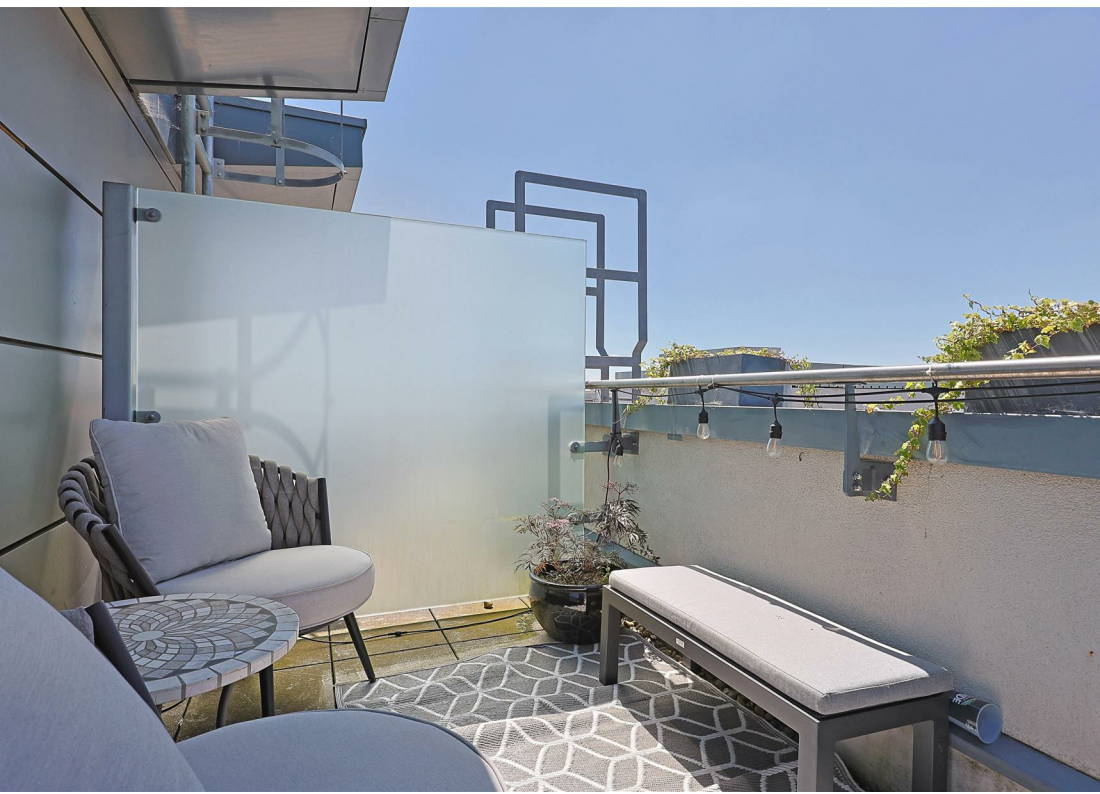
the hallway is the hugely impressive living/dining room, which is triple-aspect and has a corner balcony.

The kitchen is a high specification with integrated Miele appliances including a double oven, microwave oven, and coffee machine. There is also a six-ring Miele induction hob, and integrated CDA dishwasher and fridge freezer. The kitchen is cleverly designed to provide a separate space while still offering an element of open-plan via the breakfast bar.

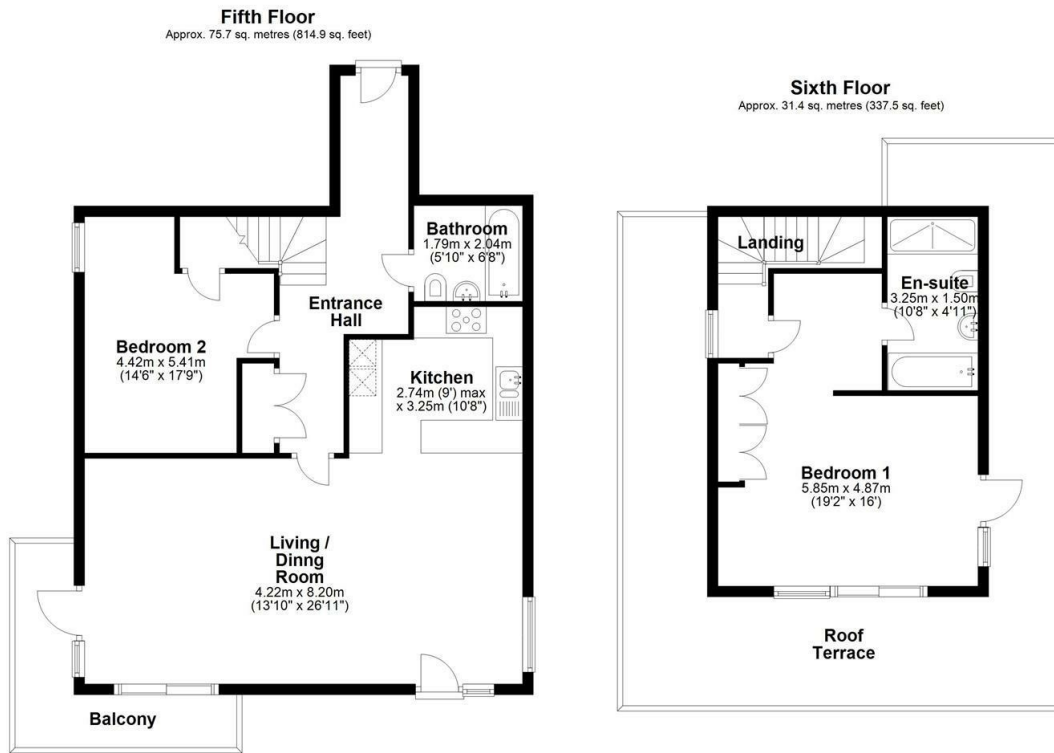
On the sixth floor is the primary suite, with a large double bedroom, en suite bathroom, and integrated wardrobes. From the bedroom is the wrap-around roof terrace, offering some of the most enviable views of the city.

There is underfloor heating throughout, an on-site concierge, and secure underground parking.

Kingsley Walk is located off Newmarket Road and adjacent to the River Cam, meaning Midsummer Common is a 2-minute walk, and the wide and varied amenities of the Grafton Centre and Grand Arcade are only a 5 and 15-minute walk respectively. WhatThreeWords: ///fish.rides.loaf and Sat Nav: CB5 8TJ



Floor Plan



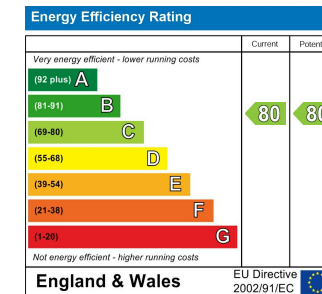
Total area: approx. 107.1 sq. metres (1152.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold. 999-year lease of which 987 are remaining. There is a service charge of £5,377p/a and a ground rent of £450p/a

Council tax band: F

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Office: 154-156 Victoria Road, Cambridge CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

