



Warkworth Lodge Warkworth Street  
Cambridge, CB1 1EG

Guide price £385,000



# Warkworth Lodge Warkworth Street

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- High quality Victorian conversion
- Available now
- Central location
- 1 bedroom apartment

A brand new high-specification, lower ground-floor apartment of just over 470 sq. ft located on one of the most desirable streets in the City, just a stone's throw from Parker's Piece.

The apartment forms part of the stylish renovation of Warkworth Lodge, an exclusive collection of just nine, 1 & 2-bedroom apartments painstakingly refurbished to retain many original Victorian features. Such as large sash windows, high ceilings and deep skirtings, all coupled with superior finishes and fixtures.

The well-planned accommodation includes an open-plan living space with a bay window to the front, a good-sized double bedroom and a luxuriously modern shower room. The kitchen area is well-equipped with herringbone-style flooring and includes integrated appliances and Quartz worktops. The bedroom is fitted with stylish carpet and there is a window to the side. The shower room has full-height porcelain tiles, a walk-in shower cubicle, spotlights and a heated towel rail.





The apartment has double glazing, and electric heating and benefits from a secure entry intercom system.

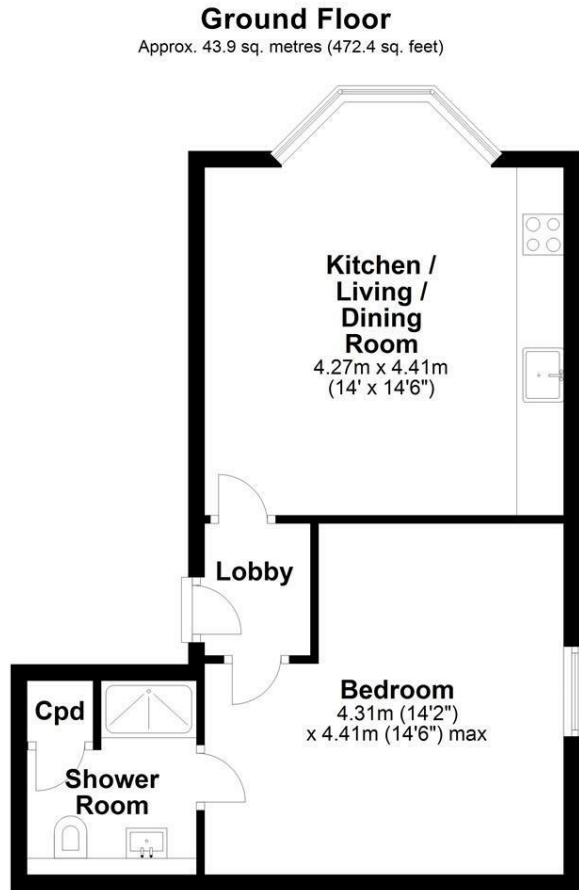
What3Words: [///words.probe.hats](https://www.what3words.com/words/probe/hats)

**Location:**

Warkworth Street is situated in the heart of Cambridge City Centre. Located within a short walking distance of Parker's Piece and Mill Road where a huge choice of restaurants are available. Cambridge Railway Station is a short bicycle ride away with frequent fast trains to London. For international travel, Stansted Airport is a 30 minute direct train journey and Heathrow is easily accessible due to the rail services into London.



# Floor Plan



Total area: approx. 43.9 sq. metres (472.4 sq. feet)

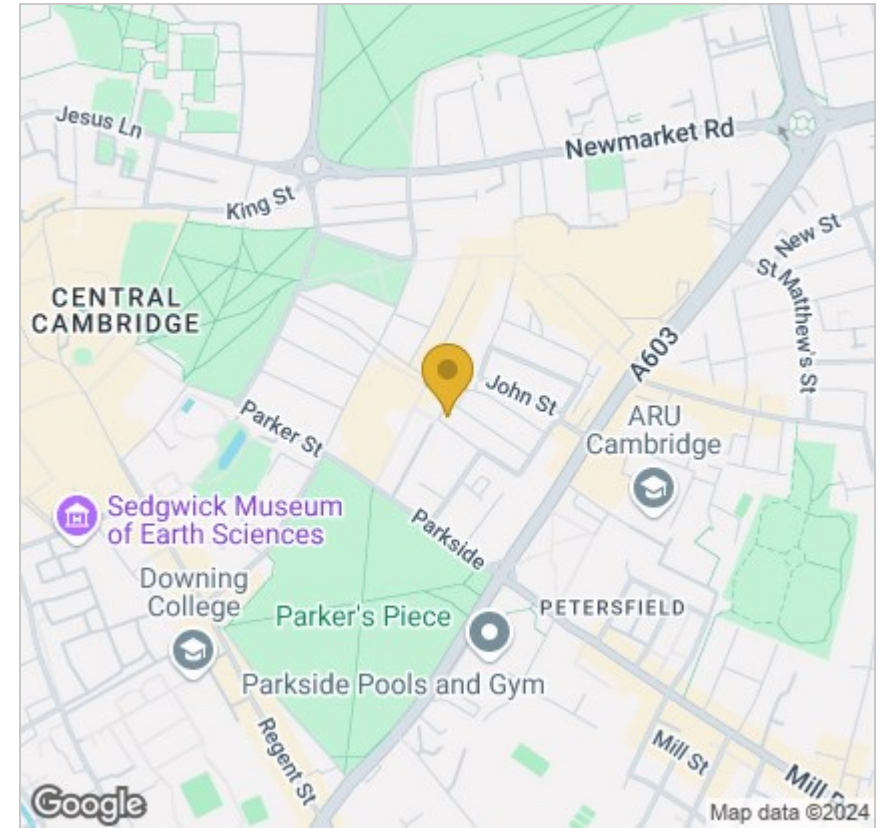
Drawings are for guidance only  
Plan produced using PlanUp.

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.

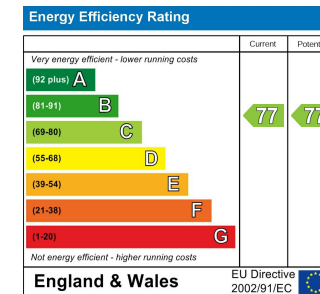
Tenure: Leasehold - Share of Freehold with 998 years remaining, ground rent is £0 and service charge is £1,000.00 per annum.

Council tax band: C

# Area Map



# Energy Efficiency Graph



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