



3 Chesterton Hall
Chesterton Road, Cambridge, CB4 1BH

Guide price £500,000

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Cambridge, CB4 1BH

- Historic building
- 1456 sq ft of accomodation
- Residents parking
- 5-Minute walk to the River Cam

A substantial first floor 2-bedroom apartment of 1456 sq ft, with off-road parking. Close to excellent schools, shops and the river.

Chesterton Hall, built in 1627, was formerly owned by the renowned Hobson family and was subsequently sold and divided into 4 properties. The property is full of character, high ceilings and original features.

There is a communal hall and stairs to the first floor. The entrance hall is a good size with the original wood flooring and storage.

The living room, is not only a spacious, broad room, but also has a fireplace, shelving and traditional windows. The kitchen/dining room has a bespoke dresser, a fireplace, a window with shutters and a door leading to a rather useful pantry, which connects two rooms. The kitchen area has a twin Belfast sink, integrated dishwasher, oven and hob.

The main bedroom is stunning, a fantastic size, has beautiful original wood flooring, a fireplace and a large window. The second bedroom is also a double with a





fireplace and is used by the current owners as a good size office with a utility area.

The shower room is modern and has been refitted with a large walk-in shower unit and good quality fittings to suit the character of the home.

There is gas central heating and the windows are original with secondary glazing is used in places.

Outside, there are communal gardens and a parking area strictly for residents only.

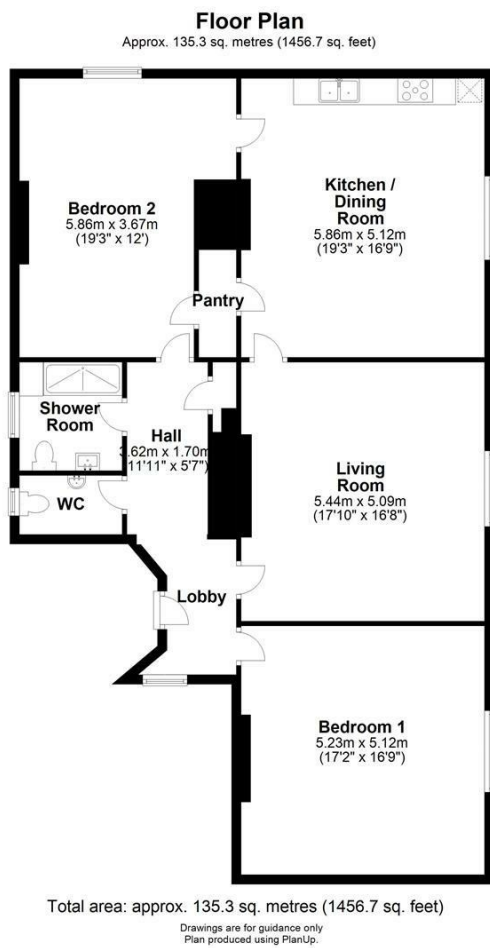
Chesterton Hall is accessed from Chesterton Road via the High Street. Chesterton is a fantastic location, with many local amenities and within walking and cycling distance of the city centre and the river. Cambridge North rail station is also nearby, and there is good access to the A14.

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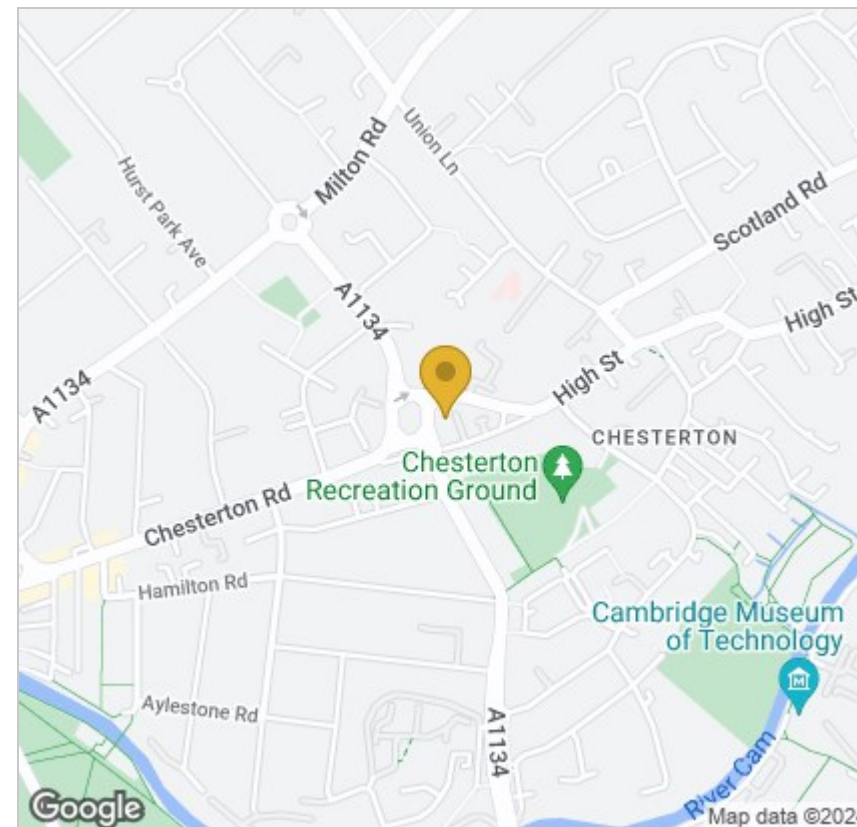
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Floor Plan



Area Map



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.

Council tax band: D

Tenure: Leasehold. The property is held on a lease with Cambridge City Council with 96 years remaining of the 100 year term

Ground rent: £10 per annum

Service charge was £454.57 per annum

The property is EPC exempt

The property is Grade II listed

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