



Flat 2, 36 Parkside
Cambridge, CB1 1JE

Guide price £700,000



36 Parkside

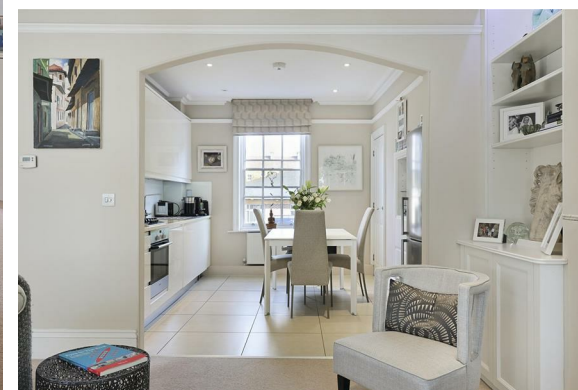
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- Grade II listed building
- Rarely available and sought-after location
- 500m to the Grand Arcade
- 6 minute cycle to the station

A stunning 2 bedroom duplex, forming part of a wonderful Victorian conversion with gardens, parking, and overlooking Parkers Piece.

This well-planned 892 sq. ft apartment is beautifully appointed and split over the upper and lower ground floors. It forms part of an imposing Grade II listed building, converted about 12 years ago.

The accommodation is accessed via the main communal hall and a secure intercom. The hallway has stairs to both floors, with the living space located on the upper ground floor to take full advantage of the views towards Parkers Piece. The living room has an attractive, decorative, marble fireplace with tiled slips (the fireplace is blocked). There are handmade fitted cupboards and shelving on either side of the fireplace, and plenty of additional fitted cupboards. Two large sash windows face south, towards Parkers Piece. The kitchen/dining area is well appointed, with handleless units, quartz worktops, and a ceramic tiled floor. Appliances included an oven, hob, extractor, dishwasher and microwave.





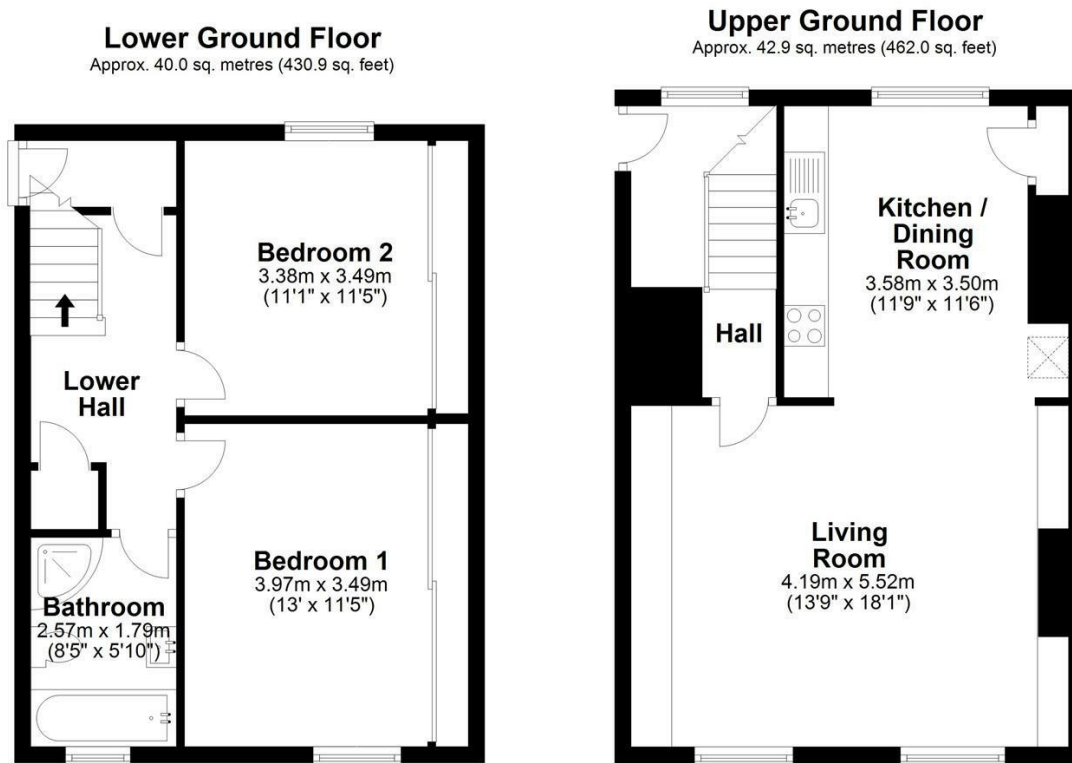
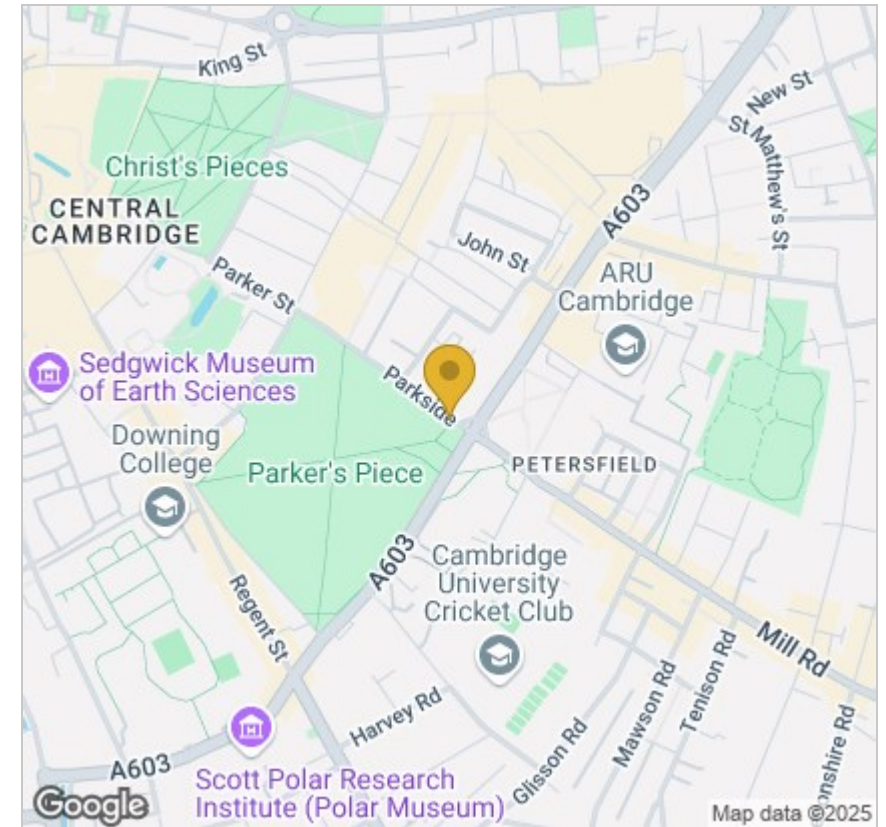
Downstairs there is a hall with ample fitted storage including a linen cupboard and space for a drier. Both bedrooms are doubles and are very well-fitted with full-width sliding wardrobes. the bathroom has underfloor heating, a separate shower cubicle and a WC.

Much care has gone into retaining all of the style and character of the building, including original sash windows, plasterwork, ceiling roses, and cast iron radiators. The central heating is gas fired via a combination boiler.

Outside, at the rear there is a lovely garden which is shared with the other residents in the building, There is a paved terrace, planted borders and it is enclosed by walling and fencing. Beyond the gardens there are secure bike and bins stores and allocated parking.



Area Map



Total area: approx. 83.0 sq. metres (892.9 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, 113 years remaining. Ground rent: £250 p.a. Service charge £3357 p.a.
Council tax band: D

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