



20 Longworth Avenue
Cambridge, CB4 1GU

Guide price £425,000



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- 3 bedrooms
- Central location
- Allocated parking
- Stylish finish

An upgraded and well-presented 3-bedroom ground-floor apartment, located on the edge of Chesterton, in a quiet residential development which is moments from the River Cam.

This large apartment spans over 900sqft and has been stylishly finished by the current owners, providing the perfect opportunity to move straight in.

The central hallway, with its two storage cupboards, leads directly to the large and impressive living and dining room, which is almost 8m in width. The dual aspect and large windows make the room feel very light, and there is plenty of space for sofas, chairs, and dining furniture. The kitchen is very modern with shaker-style cabinets, oak worktop, built-in fridge-freezer, single oven, gas hob, and slimline dishwasher.

The primary bedroom is an excellent size and benefits from an integrated wardrobe and a contemporary en suite shower room. Across the hallway is the





similarly stylish family bathroom with tiled floors, bath, shower over, wc, and basin.

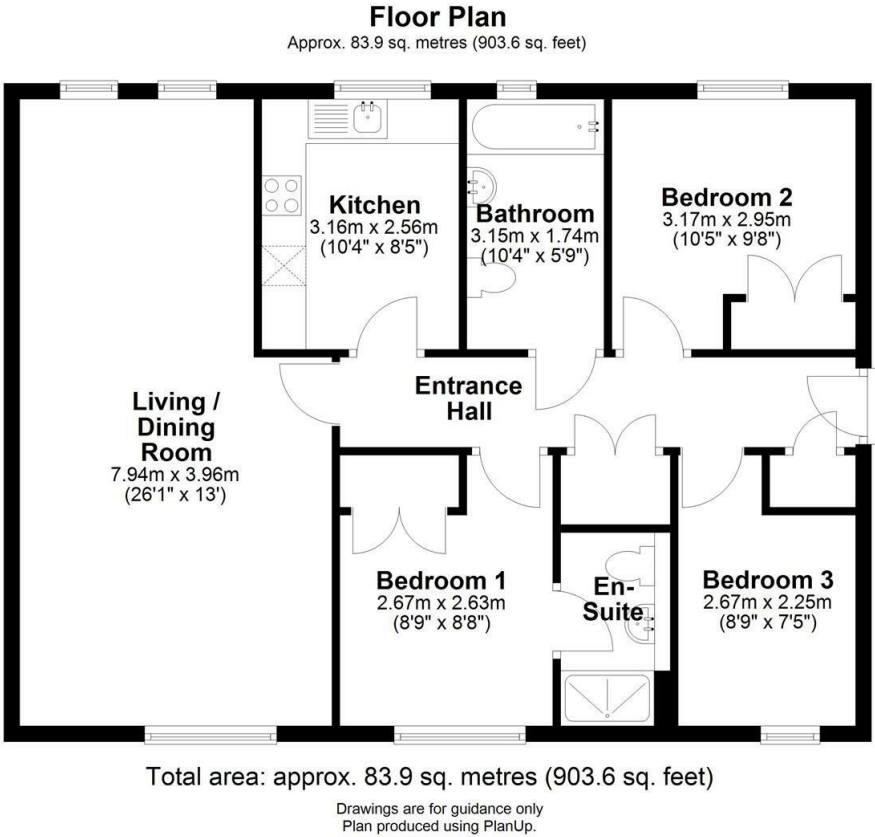
The second bedroom is a double room, again with integrated storage, and the third bedroom is also a good size and would make an ideal home office or nursery.

The apartment has gas central heating and benefits from an allocated parking space and a secure bike shed. The communal areas within the development, particularly the gardens, are very well maintained, providing a private, peaceful setting.

Longworth Avenue is a quiet development in the popular area of Chesterton, and close to the local amenities that it has to offer. The River Cam is moments away and offers a scenic walking or cycling route into the city. Cambridge North Station is under 10 minutes away by bike. Sat Nav: CB4 1GU What3Words: [///space.lions.survey](https://www.what3words.com/space.lions.survey)



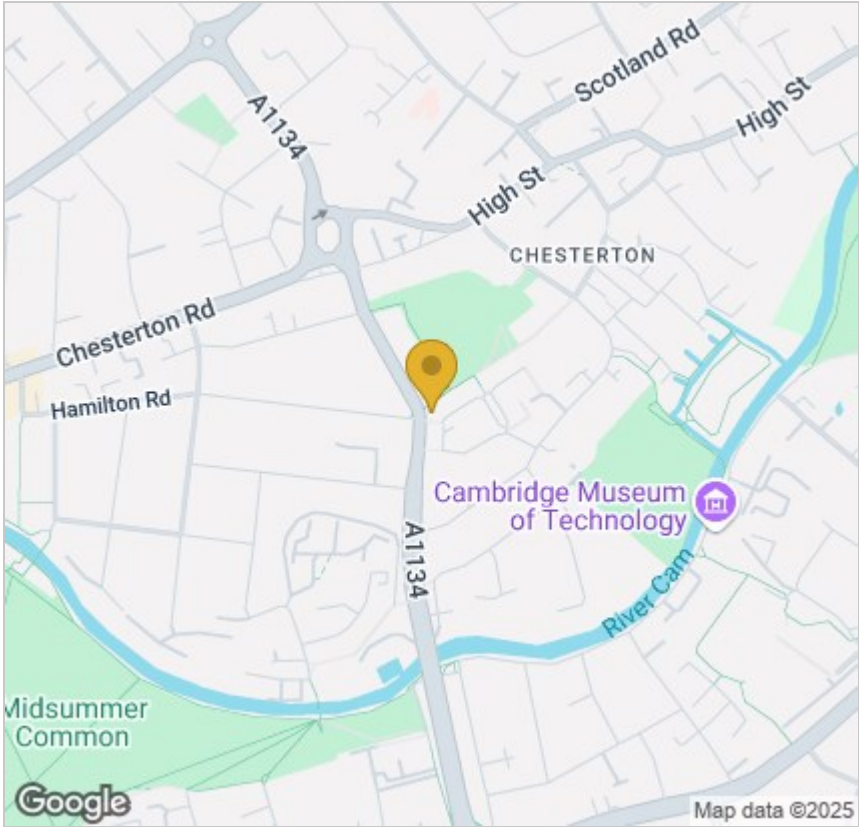
Floor Plan



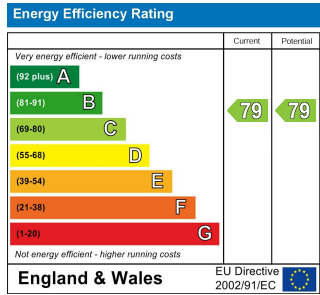
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold. 125-year lease, of which 103 years remaining. Service charge of £2,728.23. Ground Rent of £175.00
Council tax band: D

Area Map



Energy Efficiency Graph



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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

