



Kingsley Walk, Cambridgeshire, CB5 8JX



Kingsley Walk

Cambridge, Cambridgeshire,
CB5 8JX

- Minimum 12 Month Tenancy
- Available from 15/05/2024
- Unfurnished
- EPC: B
- Council Tax Band: G
- Gas Central Heating
- Garage & Parking
- Garden

A modern 5 bedroom town house forming part of this select riverside development adjacent to Mid Summer Common. The accommodation finished to a high specification comprises entrance hall, large kitchen/dining room, generous living room with balcony, master bedroom with dressing room and en suite, 4 further double bedrooms and 2 further bathrooms. Further benefits include garage, off street parking, enclosed rear garden and use of residents gymnasium. Unfurnished. We regret no sharers. Available from 15/05/2024. EPC: B and Council Tax Band: G.

5 3 2

£4,250 PCM





LOCATION

Kingsley Walk is located off Newmarket Road and adjacent to Midsummer Common within the Market ward of Cambridge. A wide range of local amenities can be found in the Grafton Centre, popular Mill Road and Chesterton nearby. The property is convenient for access to the historic city centre (0.9 miles), Cambridge railway station and CB1 Business District (1.4 miles) and Cambridge Science Park and Cambridge Business Park approximately (2.1 miles). Distances approximate.



ENTRANCE HALL

with spacious storage cupboard and stairs rising to first floor with cupboard beneath. The garage, cloakroom, kitchen/dining room and utility room are accessed off the entrance hall.

KITCHEN / DINING ROOM

with state-of-the-art modern fitted kitchen with soft close base and wall units, kitchen island, work surfaces, sink and a range of integrated appliances including 2 ovens, combination microwave oven, coffee machine, induction hobs with extractor above, fridge freezer, freezer, wine fridge and dishwasher. Dining area with bi-fold doors opening to rear garden.

UTILITY ROOM

with base and wall units, sink and freestanding washing machine and condenser tumble dryer.

CLOAKROOM

with WC, wash basin with vanity unit below, wall mounted mirror and heated towel rail.

STAIRS/FIRST FLOOR LANDING

with stairs rising to second floor. The sitting room, bedrooms 2 & 3 and guest WC are accessed off the first floor landing.

LIVING ROOM

with window to front aspect and sliding patio doors to balcony.

BEDROOM 2

with built in wardrobe, bay window to rear aspect with window seat and views of Mid Summer Common and door to:

ENSUITE SHOWER ROOM

with shower, WC, wash basin with mirrored vanity unit above and heated towel rail.

BEDROOM 3

with window to rear aspect.

GUEST WC

with WC, wash basin with wall mounted mirror above and heated towel rail.

STAIRS/SECOND FLOOR LANDING

with storage cupboard. The master bedroom, bedrooms 4 & 5 and the family bathroom are accessed off the second floor landing.

MASTER BEDROOM

with window to front aspect, partition wall to dressing room and door to:

EN SUITE BATHROOM

with bath, separate shower, WV, double wash basins with vanity unit below and mirrored vanity unit above, heated towel rail and window to front aspect.

DRESSING ROOM

with fitted hanging rails and drawers and window to front aspect.

BATHROOM

with bath, separate shower, WC, wash basin with mirrored vanity unit above and heated towel rail.

BEDROOM 5

with bay window to rear aspect with views of Mid Summer Common.

BEDROOM 4

with window to rear aspect.

OUTSIDE

PARKING

bricked driveway to the front providing off street parking and access to integral single garage.

REAR GARDEN

enclosed rear garden predominantly laid with patio with raised beds and borders.

LETTING AGENT NOTES

Holding Deposit - £980

Deposit - £4903

EPC - B

Council Tax - G

Square Footage - 2171

Property Type - Mid-Terrace Townhouse

Property Construction - Brick

Parking - Garage & Off Street Parking

Electric Supply - Mains supply

Gas Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains

Heating source - Gas Boiler; Underfloor heating

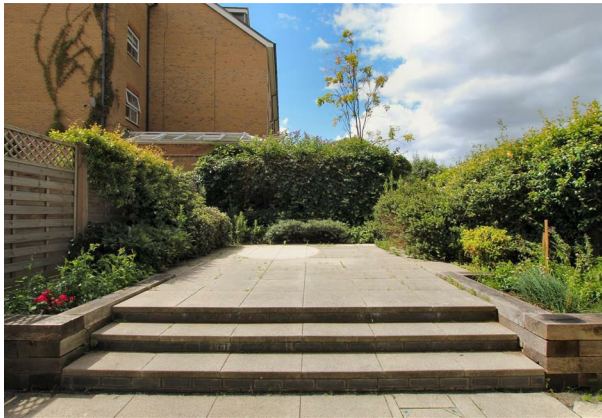
Broadband Connected - Yes

Broadband Type - Fibre to the Cabinet

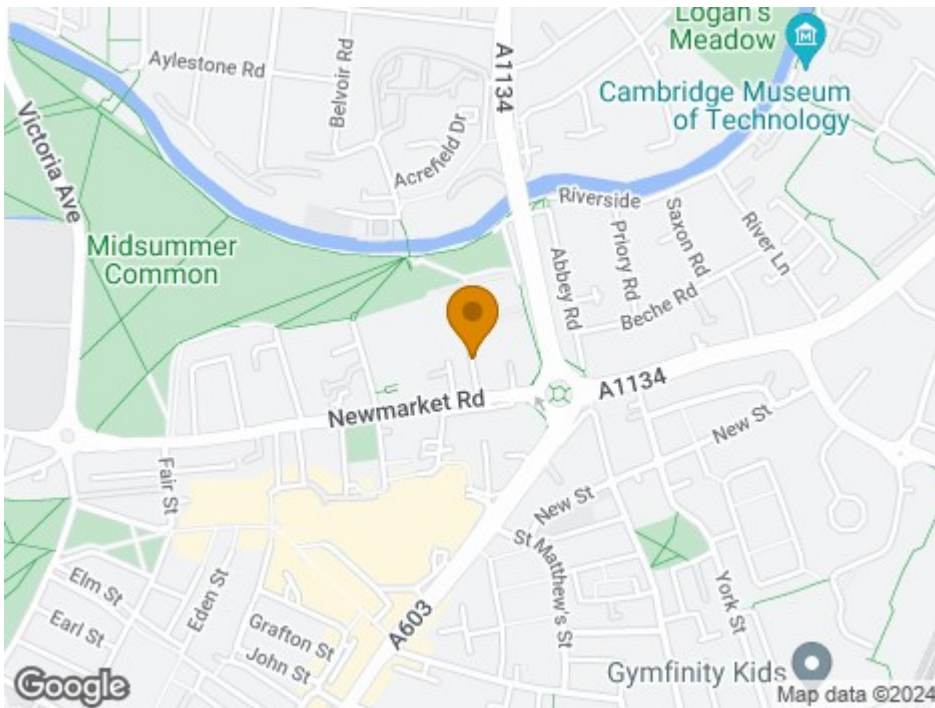
Mobile Signal/Coverage - Good







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 201.7 sq. metres (2171.5 sq. feet)

Note: Not to scale - For guidance purposes only

Floor area excludes the Garage
Plan produced using PlanUp.

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.