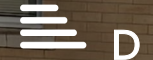




70 Winstanley Court, Cromwell Road  
Cambridge, CB1 3UR

**Guide price £400,000**



# 70 Winstanley Court Cromwell Road Cambridge, CB1 3UR

- Spacious duplex apartment
- Service charge - £1900 PA
- Leasehold (164 years remaining)
- No chain

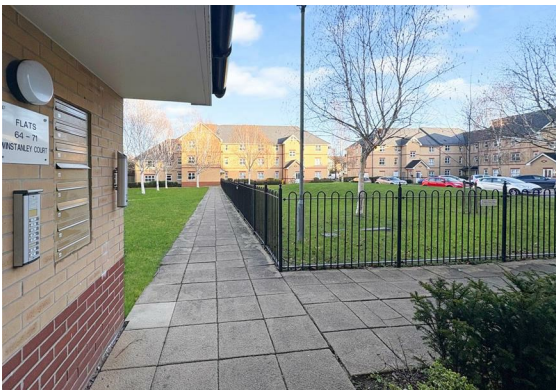
A bright and spacious duplex of 900 sqft / 84 sqm with well tended communal gardens, private residents parking and a generous lease, available with the benefit of no onward chain.

This generously sized duplex apartment sits on the third and fourth floors of the building, and enjoys a convenient position just off Cromwell Road in the heart of CB1. The property has been well maintained, benefits from updated carpets and new paint.

High ceilings, an abundance of natural light and a spacious living room sit alongside an updated kitchen, whilst a landing/mezzanine offers an option for a cosy home office/study area. The result is a property that feels spacious, considered, and conveniently situated.

The bedrooms and bathrooms are arranged over both floors, the bathroom and beds 2/3 being adjacent to the main entrance. The principal room is on the fourth floor, just off from the mezzanine and has an en suite shower room.

Outside, neat and well-maintained communal areas are predominantly

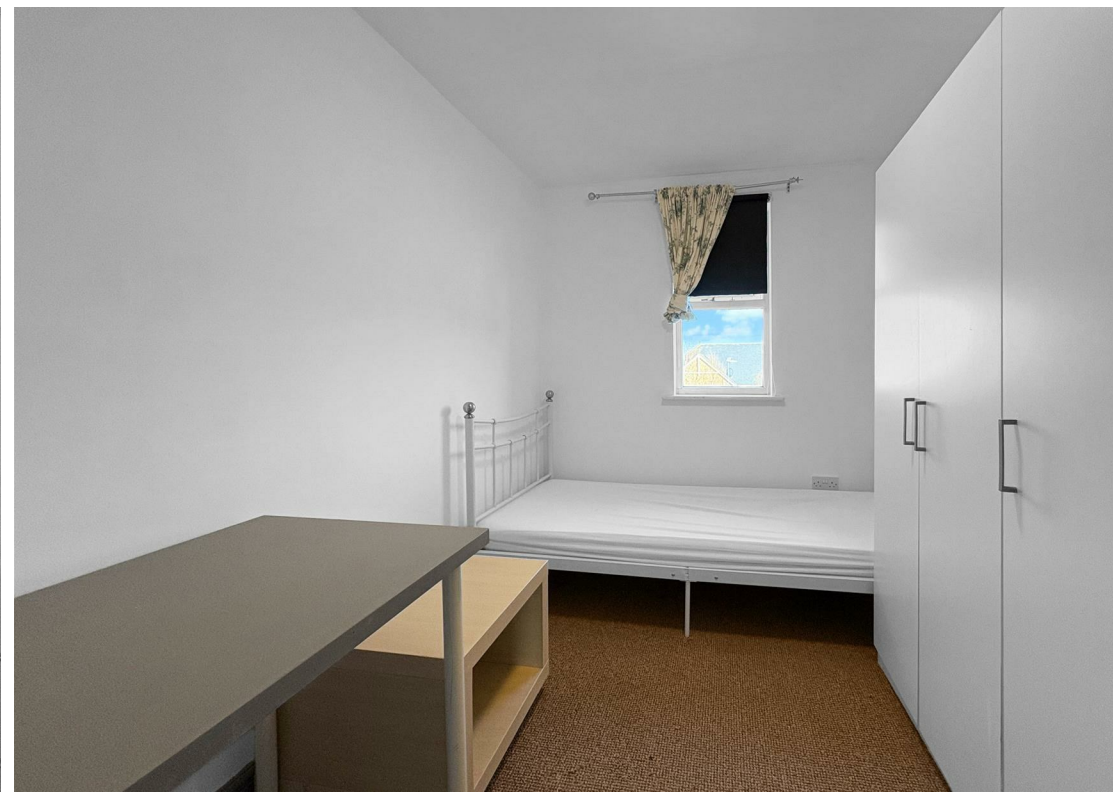


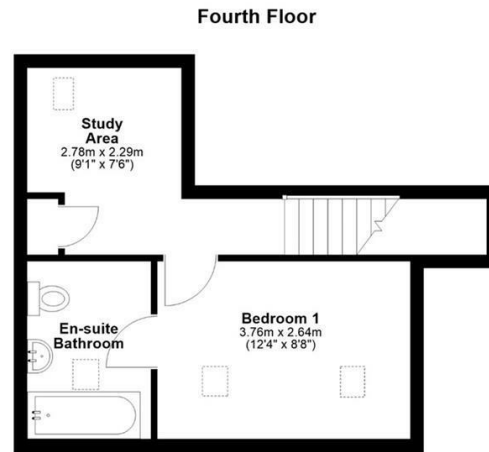
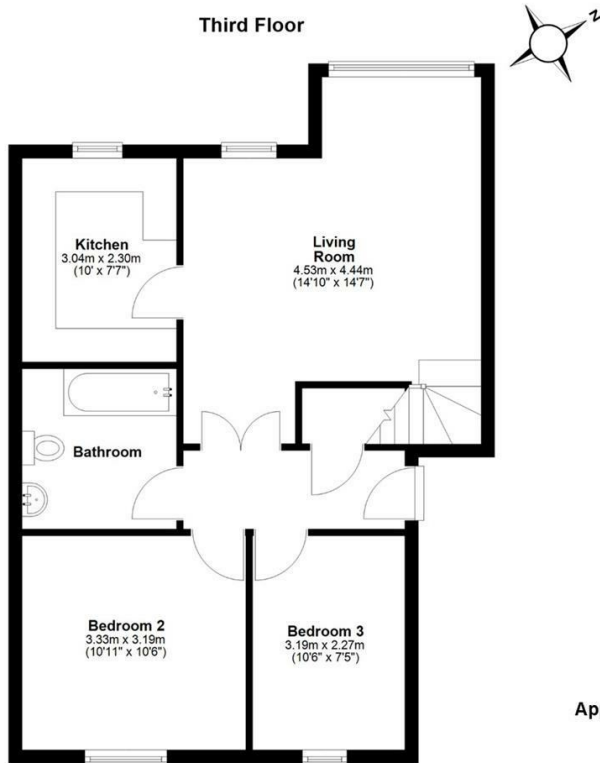


laid to lawn. There are ample parking bays within the development for residents and guests. The apartment also includes secure, covered cycle parking.

Winstanley Court is a modern development located off Cromwell Road close to the retail and leisure parks of Newmarket Road. Coldham's Common is close by with playground, woodland walks and access to the river. There are local shops and a major private gym and health club on Cromwell Road itself. Mill Road with its vibrant, cosmopolitan atmosphere and range of independent bars, cafes, restaurants and shops, is only a short walk away.

The city's main railway station with direct links to London King's Cross and London Liverpool Street and Cambridge City centre are within walking and cycling distance. Addenbrooke's Hospital and the Biomedical Campus is just a little over one mile away.

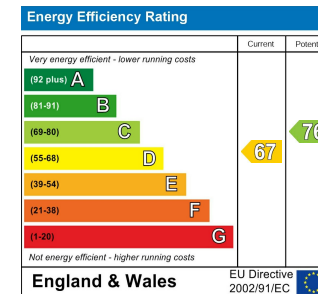




Approx. gross internal floor area 84 sqm (900 sqft)



## Energy Efficiency Graph



Tenure: Leasehold  
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.