



57 Queensway  
Cambridge, CB2 8AY

**Guide price £280,000**





## 57 Queensway

Cambridge, CB2 8AY

- 474 sqft / 44 sqm
- EPC - B / 81
- South-facing balcony
- First-floor apartment
- No chain
- Permit parking

A well cared for first-floor apartment with parking & a south-facing balcony overlooking delightful communal gardens, moments from the Cambridge Botanic Garden & with no chain.

This nicely positioned first-floor apartment benefits from an abundance of light and delightful views from the live space, offering southerly aspects and a balcony fronting onto well tended gardens. The property is gas central heated and double glazed throughout.

There is a private entrance leading into a hallway with useful built-in storage cupboards. The bedroom is a particularly good size and has views over the front of the building. The bathroom has been fitted with a white 3-piece-suite.

There is a bright open-plan living / dining room which has lovely views over Queensway's grounds. Adjoining the dining area is a kitchen which has been fitted with a range of base and eye level units and has space / plumbing for various appliances.

Outside, the development benefits from well tended communal gardens. There is also plenty of residents parking at the front on a quiet no-through road.

The Lease has about 81 years







remaining. There is a service charge of £2,077.92 per annum which includes buildings insurance and contributes towards upkeep of communal areas, and a sinking fund.

Queensway is an established scheme situated just off Trumpington Road. The development occupies an outstanding south city location close to the Nuffield Hospital, Cambridge University Botanic Garden and the City Centre.

Communications are excellent. Queensway is well placed for access to the A14/M11 road networks and Cambridge Railway Station, with direct links to London. The Trumpington Park & Ride bus stop is just a 8-minute walk from the property.

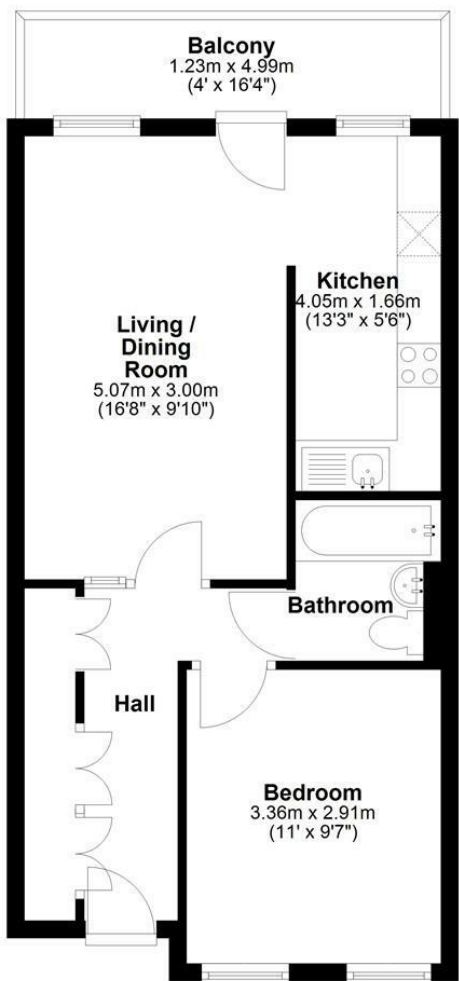
The property is less than a mile from the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of restaurants and a wide range of shopping facilities.





**Floor Plan**

Approx. 44.1 sq. metres (474.7 sq. feet)

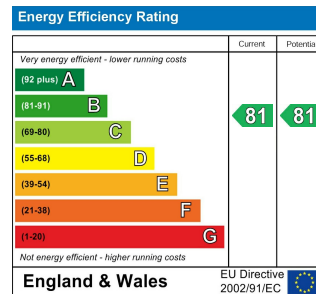


Total area: approx. 44.1 sq. metres (474.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



**Energy Efficiency Graph**



Tenure: Leasehold  
Council tax band: B

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.

Cambridge Victoria  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 theteam@grayandtoynbee.com

Cambridge South  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

Waterbeach  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 waterbeach@grayandtoynbee.com