



Barton Road | | Newnham | CB3 9LA

£1,600 Per Month

COOKE
CURTIS
& CO

Key features

- 86 sqm / 925 sqft
- 2 bed, 1 recep, 1 bath
- EPC - C / 74
- Council tax band - D
- Gas central heating
- Off road parking
- Unfurnished
- Available July 2026

Description

A well presented two bedroom apartment situated in a beautiful garden surrounding, in the popular area of Newnham within walking distance of the City Centre & local amenities.



Directions

The Newnham ward of the city was chosen by the Sunday Times in 2015 as the very best place to live in all of the UK. One stroll into town is all it takes to understand why. It is part of the west city conservation area and is home to some of Cambridge's finest private houses. The 1 mile walk or ride to the city centre takes in some of the city's most iconic scenes and buildings, passing by Grange Road and the University Library, across The Backs, over the river by Garret Hostel Lane and weaving between Trinity, Caius and the Senate House to arrive at Great St Mary's and the market square.



A ground floor apartment well proportioned throughout and surrounded by beautiful gardens set in the highly sought after Newnham district of Cambridge City just a short walk from the River Cam, Lammas Land and the city centre.



Ground Floor

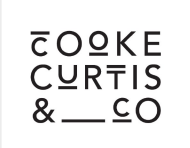
Approx. 79.7 sq. metres (858.4 sq. feet)



Total area: approx. 79.7 sq. metres (858.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **D** EPC Rating **C**



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