



16 Grasmere Gardens
Cambridge, CB4 3DR

Guide price £270,000

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- Recently Refurbished
- No Chain
- 4 Minute Walk to Jesus Green
- Parking Available

Recently refurbished throughout, this well presented 2-bed apartment extends to approximately 517 sq ft and is offered with no onward chain. Ideally located within a short walk of the city centre, the property presents an excellent opportunity for both first time buyers and investors. The new owner will be the first occupant since the completion of the renovation.

Situated on the second floor, the apartment opens directly into a brand new galley kitchen finished with Calacatta Gold Italian marble flooring. The kitchen is fitted with a gas hob and oven, stainless steel sink, and ample cupboard and worktop space.

The property benefits from three versatile habitable rooms, allowing flexibility to suit the occupier's needs. The front room is the smallest of the three and would work well as a dining room, home office, or occasional bedroom. The two larger rooms are positioned to the rear of the property, both generously sized and suitable for use as double





bedrooms. They overlook the communal gardens and green space, with the left hand room further benefiting from a built in wardrobe. Both rear rooms provide direct access to the balcony, offering private outdoor space.

The layout has been thoughtfully reconfigured to create a practical utility area in the hallway, accommodating a washing machine, additional cupboards, and extra worktop space. The bathroom is also brand new and is fitted with a shower over bath, WC, and basin. There is also a further useful internal storage room.

The apartment features Calacatta Gold Italian marble flooring throughout, a new combination boiler, fresh decoration, and new light fittings, resulting in a bright and modern finish ready for immediate occupation.

Further benefits include two allocated parking spaces within the private car park.

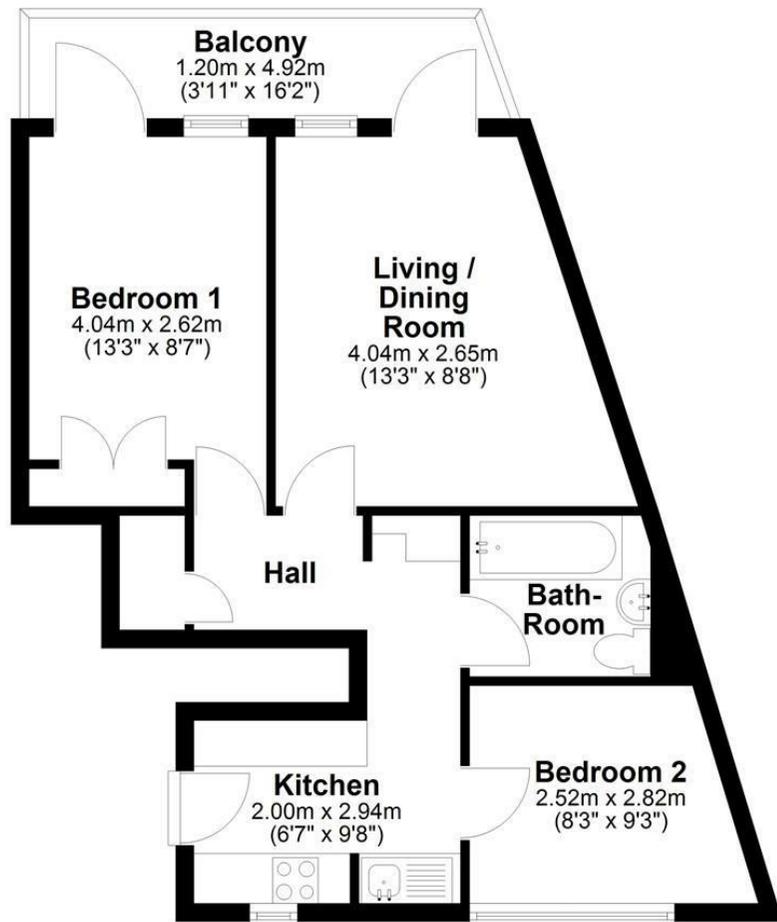
Located just a 4 minute walk from Jesus Green, this superb location combines green open spaces with convenient city access.

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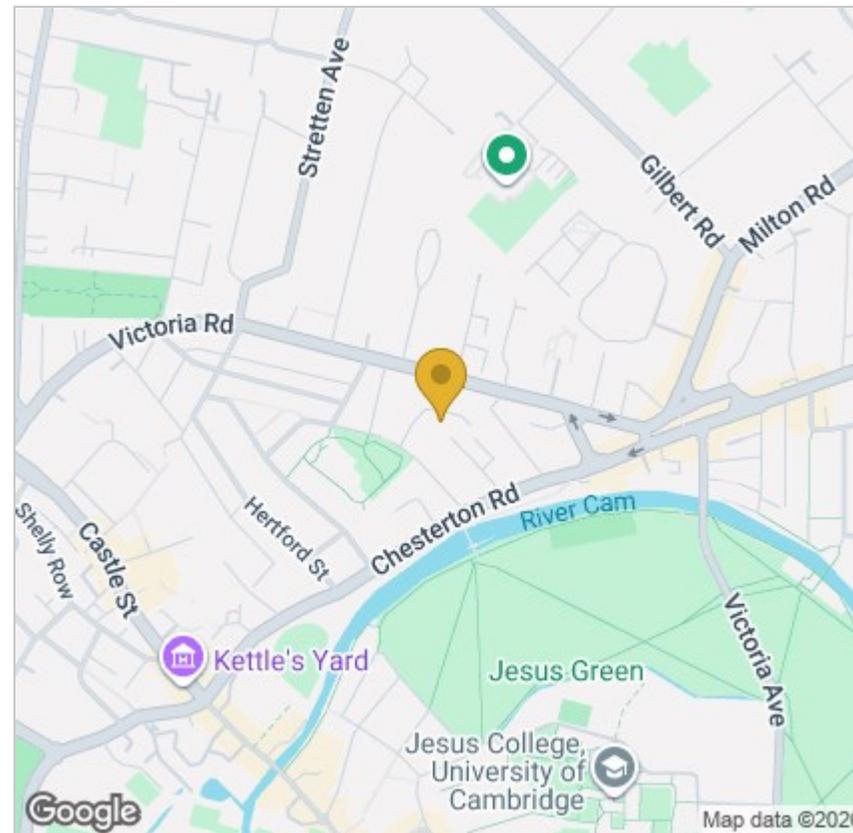
Floor Plan

Approx. 48.1 sq. metres (517.2 sq. feet)

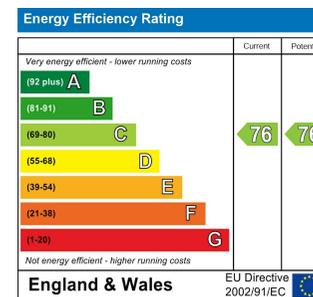


Total area: approx. 48.1 sq. metres (517.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band:

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