

BROWN & Co

6 QUEENS COURT



- 6 Queens Court-

St Margaret, Cambridge | CB1 8AQ

A beautifully refurbished duplex apartment occupying a peaceful position within this sought after Cambridge location, offering stylish accommodation over two floors, together with allocated parking and no onward chain

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Property Highlights

Fully renovated duplex apartment -Two well proportioned bedrooms - Approximately 725 sq. ft. of accommodation - Arranged over two floors - Allocated parking space - No onward chain - Contemporary kitchen and bathroom - Sought after Cambridge location

Accommodation

First Floor - Entrance Hallway - Living room area/Kitchen - Bedroom two - W/C
Second Floor - Bedroom one - Bathroom

Total: 725 sq. ft. (67 sq. m)





DETAILED DESCRIPTION

An impressive and comprehensively renovated two bedroom duplex apartment occupying a desirable position within this sought after residential area. Arranged over two floors and extending to approximately 725 sq. ft., the property offers bright and well planned accommodation ideally suited to first time buyers, investors, and professionals alike. The layout comprises a spacious living/dining room, separate fitted kitchen, second bedroom, and cloakroom to the lower level, whilst the upper floor provides a generous principal bedroom and contemporary bathroom. Furthermore, the property benefits from an allocated parking space and is offered for sale with the significant advantage of no onward chain.

LOCATION

Queens Court is situated approximately 1 mile east of the historic city centre. The location is particularly popular with professionals, academics, and commuters due to its excellent range of amenities and convenient access to key transport links and employment centres.

Transport connectivity is excellent. Cambridge railway station is readily accessible and provides regular direct services to London King's Cross, London Liverpool Street, and a variety of regional destinations. The area is also well served by local bus routes and Cambridge's extensive cycle network, offering convenient access throughout the city.

A comprehensive range of amenities can be found within easy walking distance. The nearby Mill Road area is renowned for its vibrant mix of independent cafés, restaurants, public houses, convenience stores, and specialist retailers. More extensive shopping, leisure, and cultural facilities are available within Cambridge city centre.

The property is particularly well positioned for access to many of Cambridge's principal employment hubs, including Addenbrooke's Biomedical Campus, Cambridge Science Park, St John's Innovation Centre, and the city's internationally recognised academic and research institutions.

Recreational opportunities are plentiful, with Parker's Piece, Christ's Pieces, Midsummer Common, and the River Cam all within easy reach, providing attractive open spaces for walking, cycling, and outdoor recreation.

Educational provision is exceptionally strong, with a range of well regarded state schools serving the area alongside renowned independent schools including The Perse School, St Faith's, The Leys School, and Stephen Perse Foundation.

LEASEHOLD DETAILS

Lease Term - 125 years from 2003
Ground Rent - n/a
Service Charge - £1,100.00 per annum



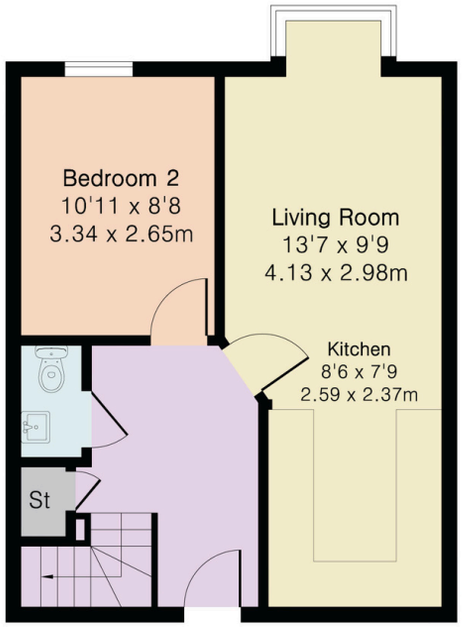




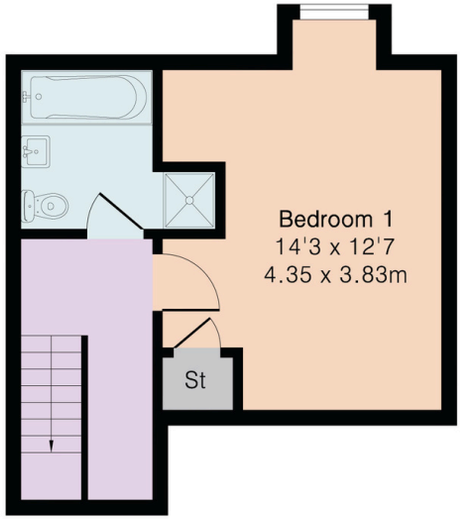
Approximate Gross Internal Area 725 sq ft - 67 sq m

First Floor Area 428 sq ft – 40 sq m

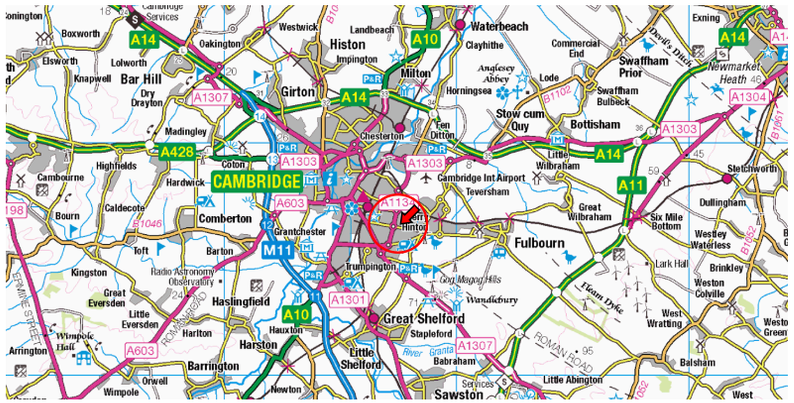
Second Floor Area 297 sq ft – 27 sq m



First Floor



Second Floor



Tenure: Leasehold
Services: All services connected, gas fired heating.
Council Tax Band: B
EPC: In Progress

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.
Viewing: Strictly by prior appointment through the selling agents Brown&Co.

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way or the presence of third-party services crossing the land. Full such matters, can be found within the official title register. The property is registered under Title Number: CB275384. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal epresentative.

IMPORTANT NOTICES
Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Contact:
Harry Simmonds
Divisional Partner, Residential Sales Manager
Office: 01223 659 050
Mobile: 07353 15516
Email: harry.simmonds@brown-co.com

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