

GRAY TOYNBEE

58 St. Stephens Place

Cambridge, CB3 0JE

Offers over £375,000

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- Chain free
- Cul-de-sac position
- Communal gardens
- Close to Murray Edwards and Fitzwilliam Colleges
- Share-of-freehold (995 years remaining)
- Secure cycle store (no car parking)

An immaculate & improved share-of-freehold apartment with a private south-west facing balcony, forming part of this select scheme of luxury homes & enjoying a quiet, near central city location

This smart first-floor apartment was built by Laragh Homes in 2022 and is peacefully nestled between Westfield Lane and Canterbury Street. No.58 forms part of this select development of just nine apartments.

Every detail has been carefully considered. Attractive flooring with zonal underfloor heating and a spacious, modern kitchen with a peninsula breakfast bar sit alongside a light-filled living room with custom-built storage, while a large sliding door opens onto a private south-west facing balcony.

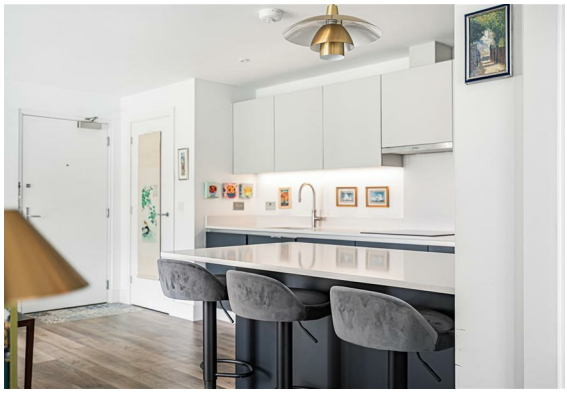
There are 2 double bedrooms, the principal bedroom is particularly spacious and benefits from fitted wardrobes and a beautiful en suite shower room. The bathroom has also been fitted with a stylish suite, complimented by inset spotlights and a heated towel rail.

No.58 is located on the first-floor, accessed by a lift or stairs. There are communal gardens and a secure bike store for residents. The ground floor has a welcoming entrance with postal boxes and key fob access to the building.















The service charge is £2,623.88 per annum with a peppercorn ground rent. SAB are the managing agent.

NINE is a development of luxury apartments sitting just off Huntingdon Road at the end of a modern cul-de-sac. The area is an excellent location for those looking to make the most of the city centre lifestyle, but with a little more elbow-room than the more densely populated central Victorian streets.

There are wide ranging facilities close to hand in nearby Histon Road and Castle Hill. The A14 and M11 are both within easy reach. The historic centre, University facilities and excellent schooling for all ages are all close by.

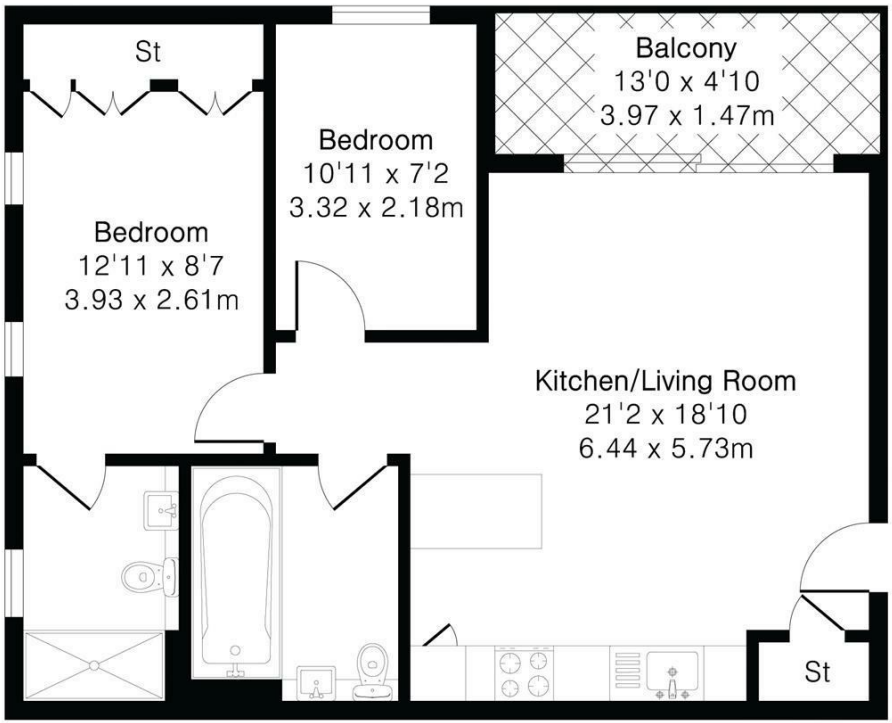
The property is less than a mile from the river, along historic Castle Street and Bridge Street and just over a mile from The Backs.





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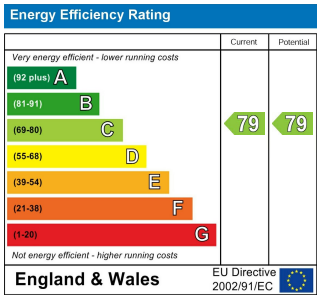
Approximate Gross Internal Area 651 sq ft - 61 sq m



First Floor



Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold
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.

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