



Archway Court, Cambridge  
CB3 9LW

Pocock + Shaw

3 Archway Court  
Cambridge  
Cambridgeshire  
CB3 9LW

Recently renovated first floor flat located in sought after Newnham area of the city

- Recently renovated
- 3 bedrooms
- Bathroom and cloakroom
- Spacious living room
- Fitted kitchen
- Gas central heating
- Garage
- Communal Gardens
- No upward chain

Guide Price £445,000



A well proportioned 3 bedroom apartment in a small select scheme off Barton Road which has recently (2021) been subject to a programme of updating/renovation including a new kitchen and bathroom and Karndean flooring. Located in the sought after area of Newnham, West Cambridge. Ideal for access to the Universities and the city centre as well as the M11. The property benefits from the residue of a long lease, use of the communal gardens and a single garage.

Newnham is well served in terms of everyday shopping facilities which include a chemist, butcher, bakery, post office, mini supermarket, church and a popular pub, The Red Bull. Newnham Croft Primary School is nearby along Chedworth Street which is the 'feeder' school into Parkside Secondary School whilst independent schools including St John's and Kings College Schools and The Leys are within walking/cycling distance (for most).

Offered with no upward chain, the accommodation comprises;

**Communal entrance** with stairs to first floor. Part glazed door to

**Entrance lobby** with door to hallway (see later) Karndean flooring and door to

**Cloakroom** with skylight, WC, vanity wash handbasin and tiled splashbacks, mirror fronted cabinet over, Karndean flooring.

**Entrance hallway** with feature full length window, built in cupboard with slatted wood shelving, further deep built in cupboard with clothes hanging rail, LVT flooring.

**Living room** 23'8" x 13'3" (7.22 m x 4.03 m) full length window and glazed panels to two aspects, two radiators, Karndean flooring, sliding glazed door to

**Kitchen** 9'4" x 8'11" (2.85 m x 2.72 m) with window to side, good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, one and a quarter bowl stainless steel sink unit and drainer with mixer tap, Hotpoint washer/dryer, Beko fridge/freezer, Bosch electric hob extractor hood over, Karndean

flooring, built in shelved pantry cupboard, radiator, extractor fan.

**Bedroom 1** 11'11" x 9'11" (3.62 m x 3.03 m) with full length window to side, radiator, sliding doors to built in wardrobe cupboard with shelving and clothes hanging rail.

**Bedroom 2** 8'11" x 8'8" (2.72 m x 2.64 m) with full length window to one wall, radiator, built in wardrobe cupboard with clothes hanging rail and shelf.

**Bedroom 3** 10'11" x 6'6" (3.33 m x 1.99 m) with full length window to one wall, radiator, built in wardrobe cupboard with clothes hanging rail and shelf.

**Bathroom** with skylight, panelled bath with fully tiled surround, glass shower screen and dual head shower unit over, WC, wash handbasin with mirror fronted cabinet over, chrome heated towel rail, extractor fan, cupboard housing the gas combination boiler.

**Outside** Landscaped communal gardens. Single garage.

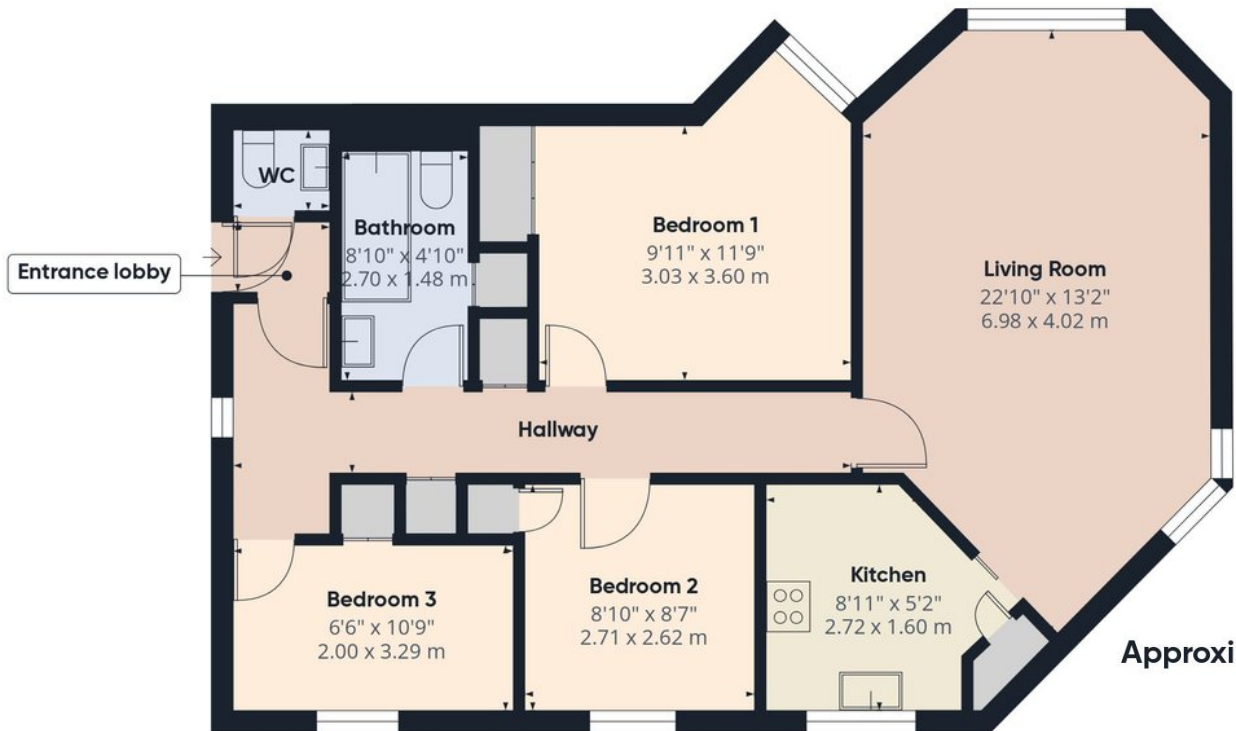
**Services** All mains services.

**Tenure** The property is leasehold and enjoys the residue of a long lease with 944 years remaining with no ground rent to pay and benefits from shares in Archway Court Freehold Limited. We understand there is an annual maintenance charge of around £1000.00 which is reviewed annually by the Archway Court Residents Society.

**Council Tax** Band D

**Viewing** By Arrangement with Pocock + Shaw

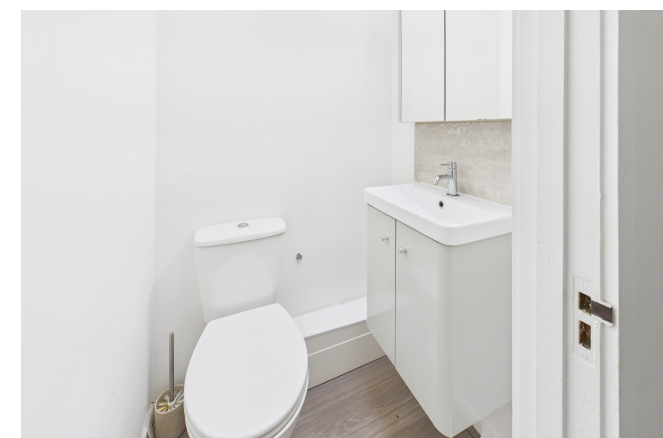




**Approximate total area**  
 794 ft<sup>2</sup>  
 73.8 m<sup>2</sup>



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 68      | 77        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested