



3 Austin Court
Cambridge, CB4 2AX

Guide price £425,000



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- Detached freehold maisonette
- Cul-de-sac position
- Sheltered parking and bike storage
- Built in 2015

A spacious detached freehold maisonette with parking, enjoying a quiet, near central city location on this select modern development in West-Chesterton.

Built in 2015, this private development sits in a quiet, leafy cul-de-sac and comprises just 8 dwellings. Tucked well back from the street and surrounded by neighbouring gardens, it feels secluded yet central.

No.3 Austin Court is effectively a detached home with parking below, and it's Freehold, meaning no lease countdown and no hefty service charges to worry about.

At 98 sqm / 1,058 sqft, the accommodation is generously proportioned with high ceilings throughout, and an abundance of natural light giving it the feel and space of many 3-bedroom homes.

On the ground floor is an entrance hall leading up to the main living area. The open-plan kitchen/dining room flows into a separate sitting room. The kitchen is high-spec with granite worktops and various integrated Siemens appliances.

There are two large double bedrooms, one at each end of the property. The principal room benefits from a dressing room and en-suite shower, while bedroom 2 has fitted wardrobes and is close to the main bathroom. Both bathrooms have electric underfloor heating and independent towel rails.





Below the property are 5 parking spaces. Four are long-let to the houses opposite. The fifth belongs to this home and includes space for bikes and bins. The garage also has a tap and an EV charging point.

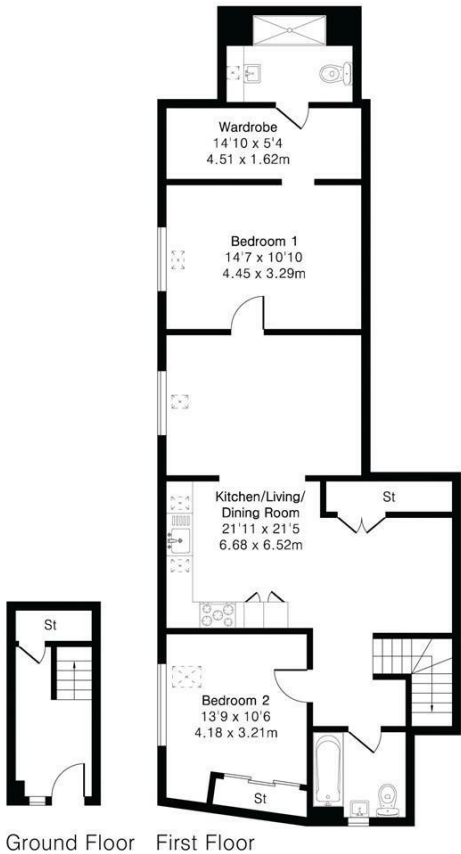
The communal gardens and driveway are maintained by a management company for approximately £645 per year.

Austin Court is conveniently situated just off the Milton Road, just over a mile from the city centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

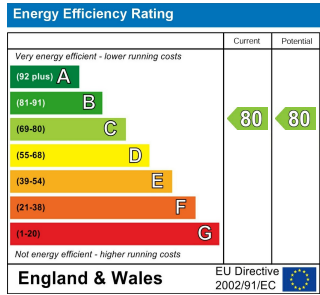
Both Midsummer and Stourbridge Commons are also close by, as well as Cambridge North Railway Station (1.6 miles) with regular services to London Kings Cross.



Approximate Gross Internal Area 1058 sq ft - 98 sq m
Ground Floor Area 79 sq ft - 7 sq m
First Floor Area 979 sq ft - 91 sq m



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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