





Located just off Riverside and Newmarket Road, St Bartholomew's Court enjoys a prime position to the east of Cambridge city centre. This sought-after location offers a perfect blend of urban convenience and riverside calm. Residents are just a short stroll from Midsummer Common, Stourbridge Common, and the scenic River Cam, making it an ideal spot for walking, cycling, or relaxing outdoors.

The area is extremely well connected. The city centre, Cambridge North station, and Cambridge Retail Park are all within easy reach, whether by bike, bus or car. Local amenities are plentiful, with nearby supermarkets, cafés, pubs and independent shops contributing to a vibrant and well-served neighbourhood. Newmarket Road also offers quick access to the A14, making this a convenient base for commuters.

This part of Cambridge is also popular with professionals and academics due to its proximity to both the city's tech hubs and university colleges, while still offering a quieter, more residential feel. The recent growth and regeneration in the area have further enhanced its appeal, making it a smart choice for both homeowners and investors alike.

Offered chain free, this spacious two-bedroom ground floor apartment is ideally positioned within the well-regarded St Bartholomew's Court development — just moments from the River Cam, Midsummer Common and Newmarket Road. The property benefits from an allocated private parking space, access to communal gardens, and is a fantastic opportunity for both homeowners and investors alike.

Accessed via a secure communal entrance hall, the front door opens into a welcoming entrance hallway, which provides access to all principal rooms. At the rear of the property, the generously proportioned living/dining room enjoys plenty of natural light and features double doors opening directly onto the communal garden, offering a peaceful green outlook and a great sense of space.

The kitchen is separate from the living area and provides ample cupboard storage, counter space, and room for freestanding appliances — with scope for future updating to suit the new owner's taste.

The principal bedroom is a comfortable double and benefits from a private en-suite shower room, while the second bedroom also offers generous proportions, making it ideal for guests, a home office or additional household members. A family bathroom completes the internal accommodation.

The property further benefits from gas central heating,

double glazing throughout, and a practical layout that will appeal to a wide range of buyers. Outside, residents enjoy well-maintained communal gardens and the convenience of allocated parking in a private setting just east of the city centre.

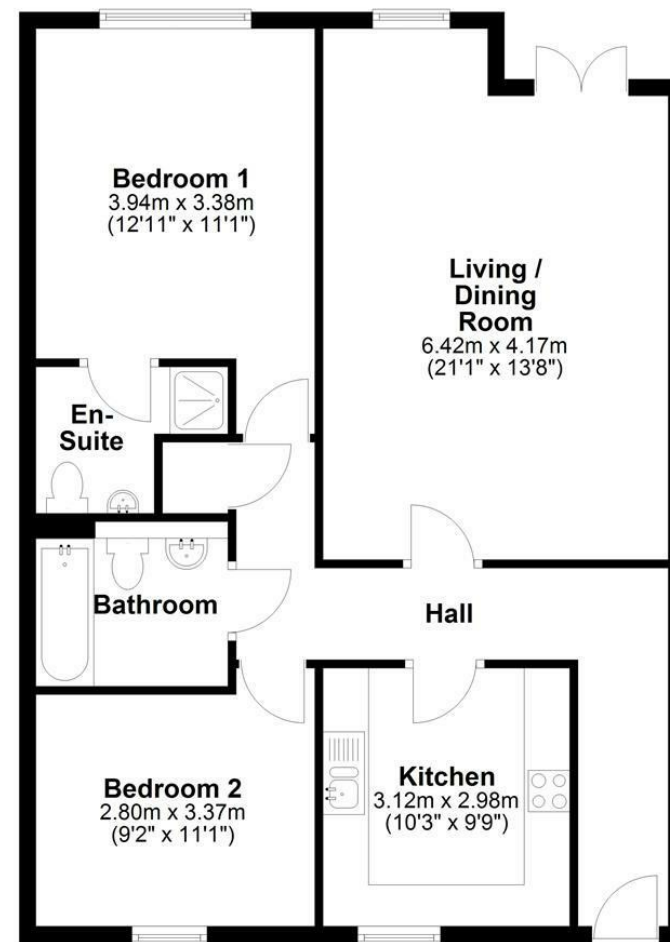
Tenure: Leasehold.  
Service Charge: £3,390.32 per annum  
Ground Rent: £300.00 per annum  
Council Tax Band: C





## Ground Floor

Approx. 80.9 sq. metres (870.3 sq. feet)



Total area: approx. 80.9 sq. metres (870.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

| 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>                            | 80                         | 81        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



