

3 Eden Court Eden Street  
Cambridge, CB1 1ES

Guide price £350,000 Share of Freehold





### 3 Eden Court Eden Street

Cambridge, CB1 1ES

- Duplex apartment
- EPC rating C
- Fantastic location

A duplex apartment extending to over 600 sq. ft., with a private entrance, set within an attractive Victorian conversion and located in the heart of The Kite.

This ground and first-floor share of freehold property occupies a particularly convenient location, approximately one mile from the station. Several of the city's parks and commons are within easy walking distance, while shopping amenities, including Waitrose and Gails, are just around the corner.

Accessed via the side passageway or communal hall, the apartment opens into a good-sized living room with wood flooring. The separate kitchen is well-appointed and features an integrated dishwasher, induction hob, extractor hood, and oven. Quartz worktops are complemented by attractive marble wall tiles.

A spiral staircase leads to the spacious first floor. The landing includes an airing cupboard, while the generously sized bedroom







benefits from wooden flooring and two large fitted wardrobes. The shower room has been refitted and comprises a tiled shower cubicle, vanity basin, WC, and fully tiled walls and floor.

The property benefits from double glazing and recently installed energy-efficient electric radiators, contributing to its EPC rating of C.

Outside, there are well-maintained communal gardens, along with brick-built bin and bike stores. Resident permit parking is available on the street.

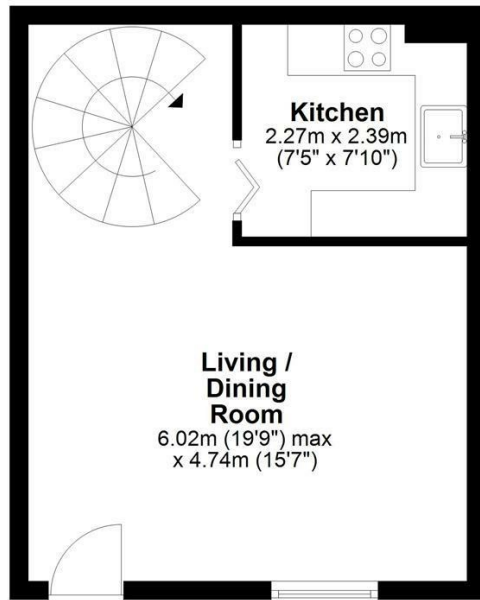
What3Words: ///merit.gates.spare





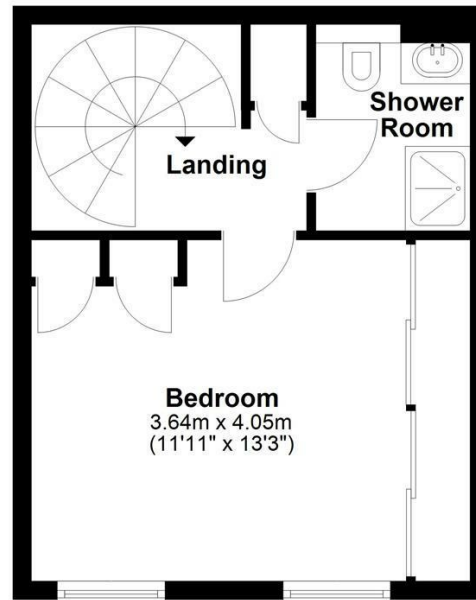
## Ground Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



## First Floor

Approx. 28.2 sq. metres (303.8 sq. feet)

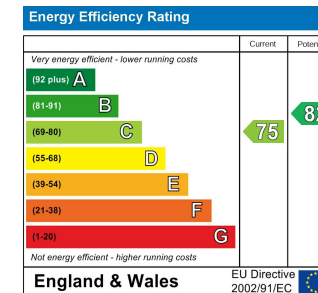


Total area: approx. 56.6 sq. metres (609.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure:  
Leasehold - Share of Freehold, 999-year lease  
Ground rent: £0  
Service charge: £2798 p.a.  
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.

**Cambridge Victoria**  
154-156 Victoria Road, Cambridge CB4 3DZ  
01223 439 888 theteam@grayandtoynbee.com

**Cambridge South**  
Adkins Corner, Perne Road, Cambridge CB1 3RU  
01223 439 555 theteam@grayandtoynbee.com

**Waterbeach**  
17 High Street, Waterbeach, CB25 9JU  
01223 949 444 waterbeach@grayandtoynbee.com