



Christ's Lane, Cambridge, CB1 1NP



## Christ's Lane

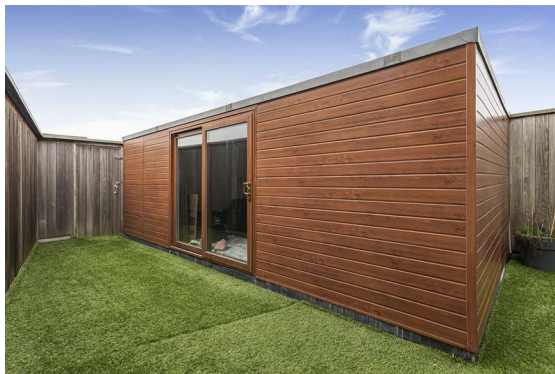
Cambridge,  
CB1 1NP

An excellent opportunity to acquire a stylish and contemporary duplex apartment, forming part of a high-specification development in a prime central location. The property offers effortless access to the city centre's wealth of amenities, as well as excellent commuter links, including Cambridge Station. Offered with no onward chain.

2 2 1

**Guide Price £725,000**





## LOCATION

Christ's Lane enjoys an outstanding position in the very heart of Cambridge, perfectly placed between the city's historic colleges and its vibrant shopping and dining scene. Situated just a stone's throw from Christ's College and the historic Market Square, this sought-after address offers unrivalled access to an array of independent boutiques, cafés, restaurants, and national retailers, with the Grand Arcade and Lion Yard shopping centres only moments away. The area is also rich in culture, with renowned attractions such as the Fitzwilliam Museum, ADC Theatre, and the University's world-famous libraries and galleries all within easy reach. For those who enjoy open space, the beautifully maintained lawns of Christ's Pieces and the wide-open expanse of Parker's Piece are just a short stroll from the property, offering opportunities for recreation, picnics, and seasonal events. Cambridge railway station is within walking or cycling distance, providing direct services to London King's Cross and Liverpool Street, while an extensive network of bus routes and dedicated cycle lanes make travelling around the city effortless. The location is ideally placed for the University of Cambridge's departments and colleges, as well as key employment hubs such as the Biomedical Campus, Science Park, and West Cambridge Site. Excellent schooling is available nearby, including highly regarded independent and state options.

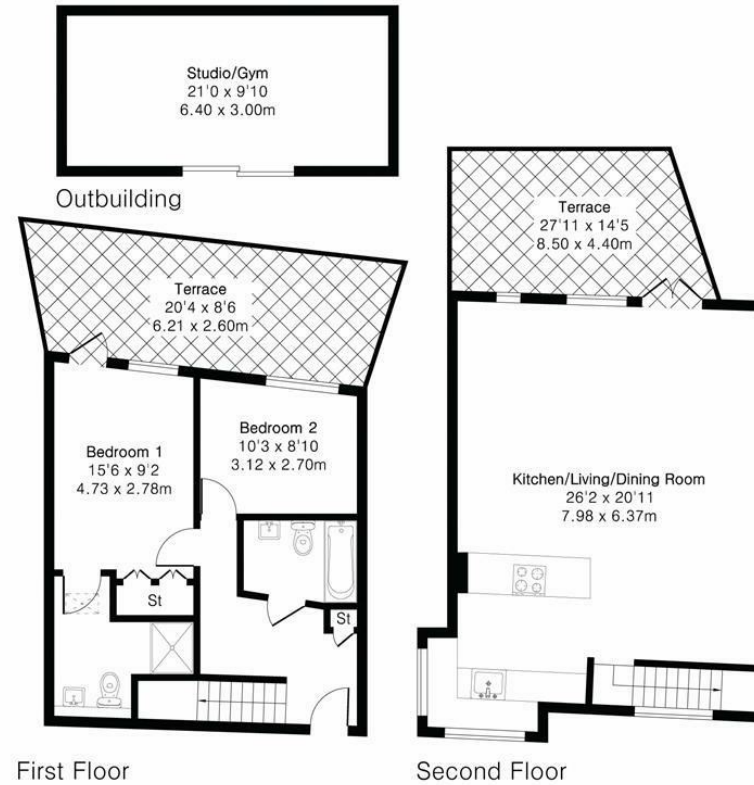


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £725,000  
 Council Tax Band - E  
 Local Authority - Cambridge City Council

**Approximate Gross Internal Area 979 sq ft - 91 sq m  
 (Excluding Outbuilding)**

First Floor Area 442 sq ft - 41 sq m  
 Second Floor Area 537 sq ft - 50 sq m  
 Outbuilding Area 207 sq ft - 19 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents note:  
 For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

