



Third floor apartment with balcony and parking

47 Newton Court, Kingsley Walk, Cambridge CB5 8TH

Leasehold - 999 years from 1 January 2012



Top floor apartment close to river Cam • Open plan reception room with kitchen/breakfast room • Allocated undercroft parking space • No onward chain

Local information

- Close to Grafton Centre shopping mall which has extensive High Street names, restaurants and multi screen cinema complex.
- Historical city centre nearby with busy daily market, Grand Arcade shopping mall and range of independent shops.
- Comprehensive cultural, sports and recreational amenities all available in Cambridge.
- Schools for all age groups in state and independent sectors in Cambridge.
- Both Cambridge railway stations have services to London from around 48 minutes.

About this property

Newton Court is a purpose built scheme of apartments constructed during 2012/2013 by Berkeley Homes and is one of five blocks of apartments and ten townhouses that form 'Cambridge Riverside'.

The property is located on the top floor of Newton Court and extends to approximately 807 sq ft (75 sq m) of lateral accommodation and benefits from a long balcony which overlooks gardens below. The property has a communal gas fired under floor heating system in situ and is offered with no onward chain. Of particular note is the open plan sitting/dining room which has oak flooring, this space 'extends' into the kitchen which in turn has 'U'

shaped granite working surfaces, integrated AEG and Siemens appliances and a range of wood effect and white cabinetry. There are two double bedrooms, both have extensive wall to wall wardrobes along with tall windows and glazed doors which access the balcony. The master bedroom has an en suite shower room with oversized shower and 'Vitra' contemporary sanitary ware as does the main bathroom.

The property has an allocated parking space (numbered 107) which is situated within the secure gated undercroft which also has resident's cycle parking within. 'Cambridge Riverside' also has a communal gymnasium for resident's use along with a team of porters on site.

Ground rent is approximately £400 pa for the apartment and £50 pa for the parking space. The service charge is approximately £2685.02 payable in two half yearly payments.

Agent's Note: Section 21 of The Estate Agent Act - We wish to inform prospective purchasers of this property that the seller is related to an employee of Savills.

Tenure

Leasehold - 999 years from 1 January 2012

EPC rating = B

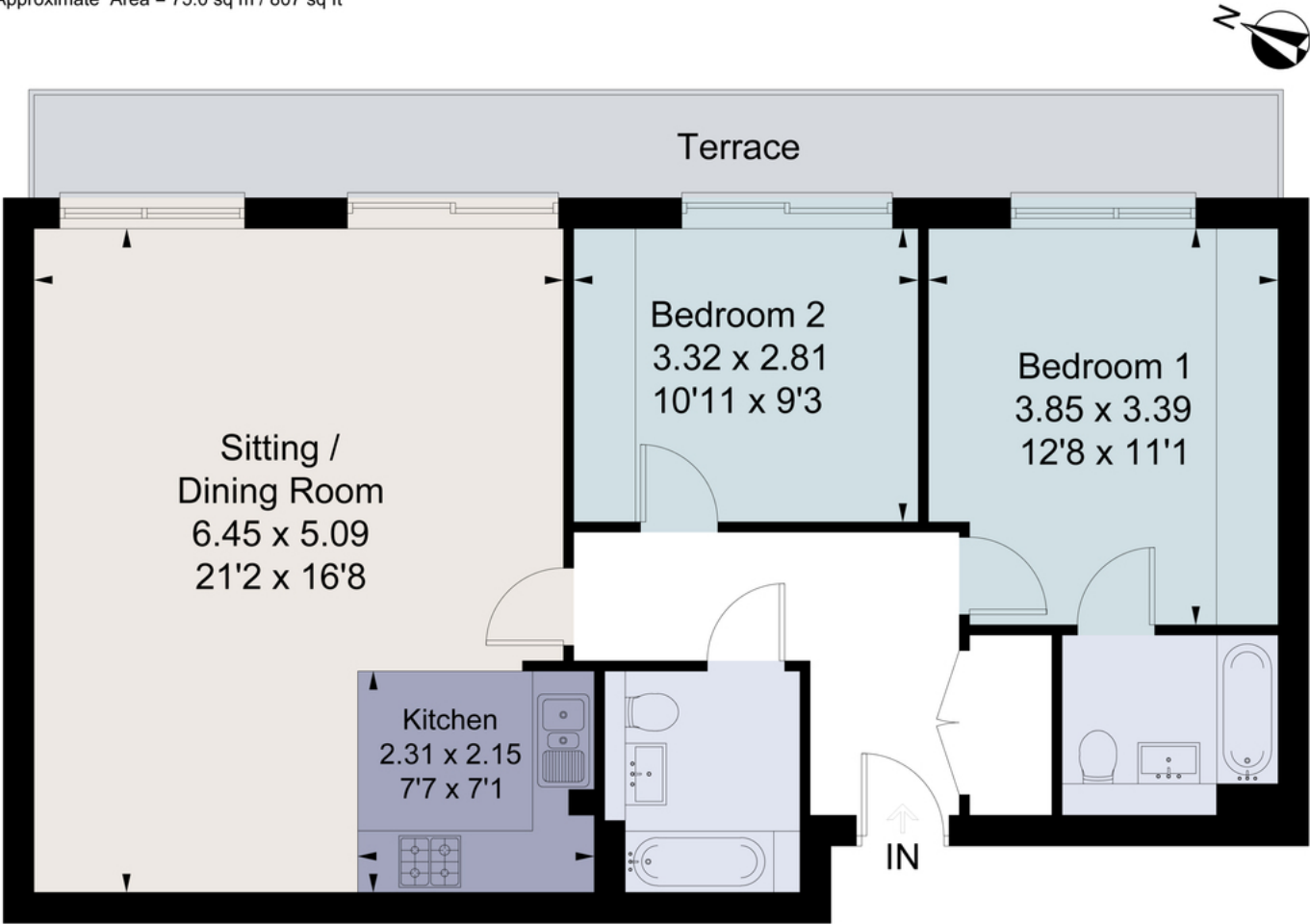
Viewing

Strictly by appointment with Savills






Approximate Area = 75.0 sq m / 807 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 240060

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91028061 Job ID: 135514 User initials: 190812 VP