



NEWTON COURT
Kingsley Walk, Cambridge

Carter Jonas

NEWTON COURT, KINGSLEY WALK, CAMBRIDGE, CB5 8TH

- Addenbrookes Hospital - approx. 3.4 miles drive
- Grand Arcade - approx. 0.9 miles / 19 minute walk
- A14 - approx. 2.8 miles / 14 minute drive
- Cambridge City Airport - approx. 1.9 miles / 10 minutes drive
- Supermarket - approx. 0.7 miles / 5 minute drive

2 Bedrooms • Allocated parking • Walking distance to city centre • Modern finish throughout • Lift & stair access • Open-plan living room & kitchen • On-site gym • Balcony • Concierge service • EPC rating C

DESCRIPTION

Carter Jonas would like to offer this spacious two-bedroom apartment with secure parking situated in the highly sought after Cambridge Riverside development. The apartment comprises spacious open-plan sitting and dining area with fully-fitted kitchen. Additionally, it offers two double bedrooms with fitted wardrobes and two modern bathrooms (one en-suite). There is also a balcony.

The property presents an excellent opportunity for investors seeking to expand their portfolio or indeed owner-occupiers looking for a well-positioned city home.

The development provides a range of excellent facilities for residents to enjoy which include a gymnasium and dedicated concierge service. This particular property has the benefit of allocated parking and there is a secure covered bike storage area. Newton Court has an immaculate reception hall which provides access to a lift or staircase to the upper floors.

SPACIOUS AND WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT AT THIS PRESTIGIOUS DEVELOPMENT IN CAMBRIDGE WITH UNRIVALLED FACILITIES.



LOCATION

Newton Court is situated off Newmarket Road at the Maids Causeway end with easy access by foot or bicycle to the city centre, Grafton Centre and Midsummer Common. Cambridge offers extensive schooling, shopping and transport facilities including main line railway station with links to London Liverpool Street and Kings Cross. The development itself is situated adjacent to Midsummer Common and is very close to the river. Within walking distance to the City Centre and under 2 miles from Cambridge North Station.

ADDITIONAL INFORMATION

Tenure: Leasehold with 999 years from January 2012

Ground Rent: Approx £450 per annum

Service Charge: Approx £3180 per annum

Services: All main services are connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330



Newton Court Cambridge
First Floor Apartment



Total Area: 85.3 m² ... 919 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Plans prepared by: charlesjharrison.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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	

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