



KING STREET
Cambridge

Carter Jonas

KING STREET, CAMBRIDGE, CB1 1LN

- Cambridge City Centre – approx. 750 yards
- Cambridge Railway Station – approx. 1 mile
- Midsummer Common – approx. 250 yards

Three ground floor bedrooms • Bathroom • First floor bedroom/snug/study • Open-plan kitchen/diner/sitting room • Decked balcony with pedestrian access • No onward chain • Residents' parking • EPC rating D

DESCRIPTION

94 King Street is a handsome, period semi-detached home, dating back to the late 1800s, which has been given a Grade II listing in recognition of its architectural and historic importance. It was originally part of a group of almshouses and was later converted by a local architect.

The property's accommodation is laid out over two floors with the living space on the first floor and the bedrooms and bathroom on the ground floor. The first floor is largely open plan with airy, vaulted reception areas comprising sitting and dining areas with exposed beams and a fireplace along with fully fitted kitchen with pleasant views to the rear. There is also a separate reception room/bedroom 4. On the ground floor there are three further bedrooms and a bathroom. For those looking for a unique city home of real charm and character, it would be difficult to find anything comparable. The location and appeal of the historic, quintessential Cambridge property has to be seen to be fully appreciated.

A HIGHLY INDIVIDUAL AND CHARACTERFUL PERIOD PROPERTY STEEPED IN LOCAL HISTORY SET WITHIN A CONSERVATION AREA IN HEART OF THE CITY CENTRE.



OUTSIDE

The property benefits from a south-facing decked terrace, which can be accessed from the kitchen/diner and leads down to the courtyard of the neighbouring property over which there is a pedestrian right of way to Pike Walk, a narrow street which gives access through to the lovely, established leafy open space known as Christs' Pieces. There is also a door from the ground floor opening to a sheltered and covered space under the property's balcony for bins, bicycles etc.

LOCATION

King Street lies within a conservation area, adjacent to the open green space of Christs' Pieces just a short walk from the historic city centre, Midsummer Common and the River Cam. It is within easy reach of the many shopping and cultural opportunities in the city along with University departments and varied restaurants, cafes and public houses. The city's mainline railway station, with regular services to London and Ely is within about a mile, and the bus station is just a few minutes' walk away.

ADDITIONAL INFORMATION

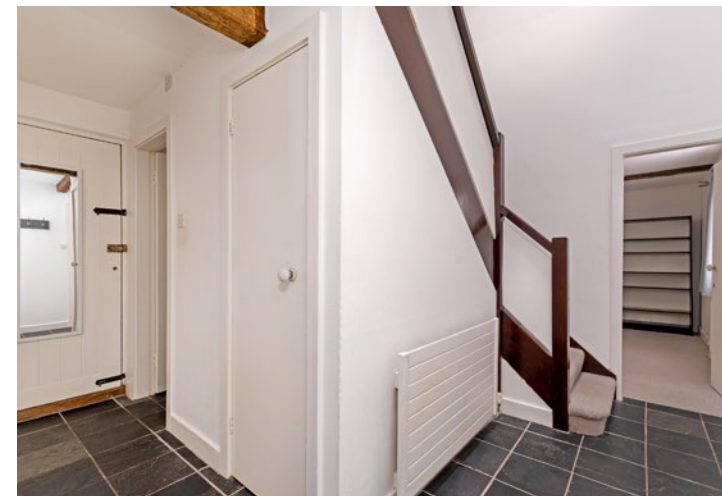
Tenure: Leasehold 765 years remaining

Ground Rent: Not Applicable

Services: All main services are connected

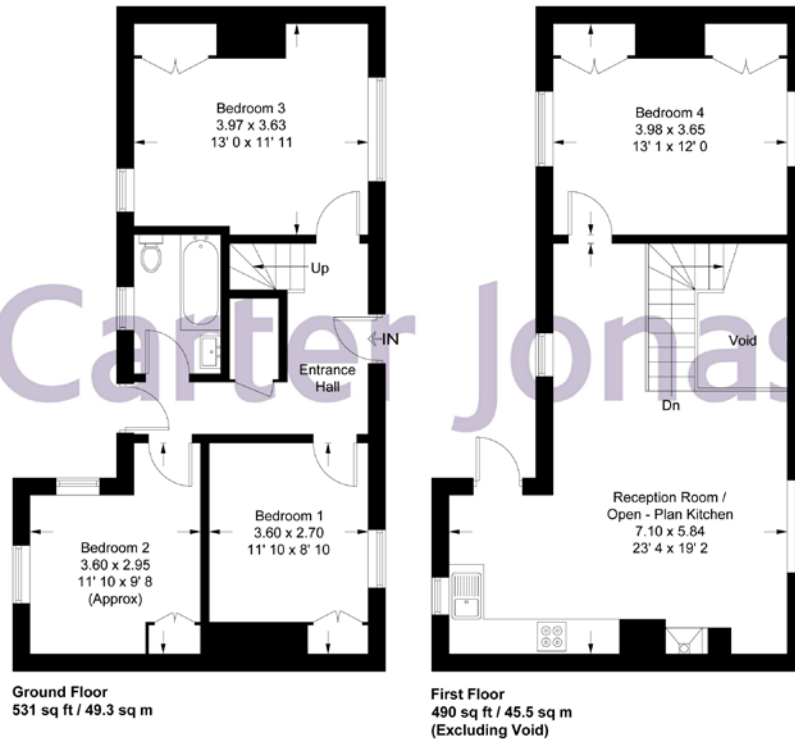
Local Authority: Cambridge City Council

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



King Street

Approximate Gross Internal Area = 1021 sq ft / 94.8 sq m
(Excluding Void)



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(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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