



92 St. Matthew's Gardens, Cambridge, CB1 2PT
Guide Price £615,000 Freehold



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A MODERN FOUR-STOREY, CENTRAL CITY TOWNHOUSE WITH PRIVATE WEST-FACING GARDENS LOCATED WITHIN A MODERN DEVELOPMENT IN PETERSFIELD, PROVIDING WELL-KEPT COMMUNAL SPACES AND SECURE UNDERGROUND PARKING.

- 1330 sqft / 123 sqm
- 3 bedrooms, 2 receptions, study, 2.5 bathrooms
- Double glazing throughout
- EPC – C / 80
- Gas central heating to radiators
- 4-storey townhouse
- Built in 2003
- Private west-facing garden
- Council tax band – E
- Central modern development with communal gardens and secure parking

92 St Matthew's Gardens is an attractive, modern townhouse occupying a central position within this popular development, perfectly placed for the city centre, Mill Road and Cambridge station. This spacious family home feeds into St Matthew's Primary School and Parkside Community College.

Accommodation is arranged over four generous floors, extending to 1330 sqft in total. The property has a favourable east/west facing aspect and good levels of natural light penetrate all principal rooms. The accommodation has been well cared for and has minimal wear and tear.

Upon entering the property, a reception hall leads to a WC, front study and a comfortable sitting room with a bay window and views over the rear garden.

The lower ground floor level offers a lobby area with a built-in storage cupboard, a spacious dining room with a bay window providing access to and views of the garden, a well-equipped kitchen providing a range of matching storage cupboards and drawers, working surfaces with an inset sink and a range of integrated appliances. An adjoining utility room offers additional storage, plumbing for a washing machine and access to an outside courtyard.

The first-floor accommodation comprises two double bedrooms with built-in wardrobes and a family bathroom suite with a separate shower cubicle. The boiler is located within a cupboard off the landing area.

The principal bedroom suite is located on the second floor and provides a deep, full-width walk-in wardrobe and an ensuite shower room.

Outside, the rear garden has a west-facing aspect and provides a high degree of screening from established planting and pleasant seating areas.

Agent's Note

There is an annual management charge of £949.46 per annum, which includes upkeep of communal areas and the underground carpark.

Location

The popular St Matthew's Gardens development is located in the central and vibrant Petersfield area of the city, moments from Mill Road, the Cambridge mainline station and within the catchment area for both St Matthew's Primary School and Parkside Secondary School. This modern scheme benefits from a generous central green, well-kept communal play areas and a secure undercroft car park where there is one allocated parking space belonging to the property.

Tenure

Freehold

Services

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

Cambridge City Council.
Council Tax Band - E

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

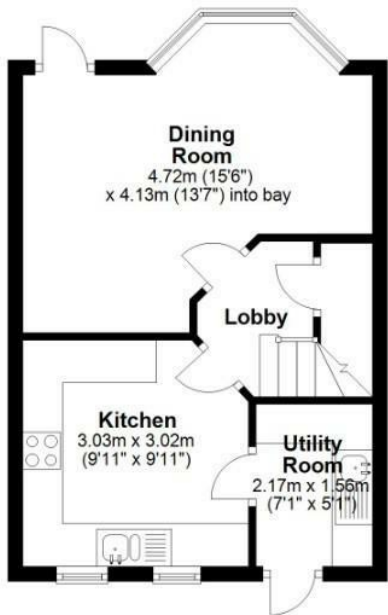
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Lower Ground Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



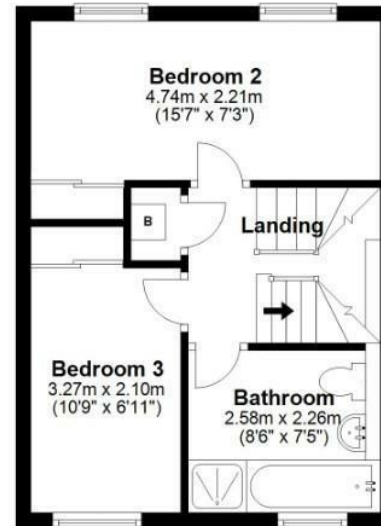
Upper Ground Floor

Approx. 29.9 sq. metres (322.0 sq. feet)



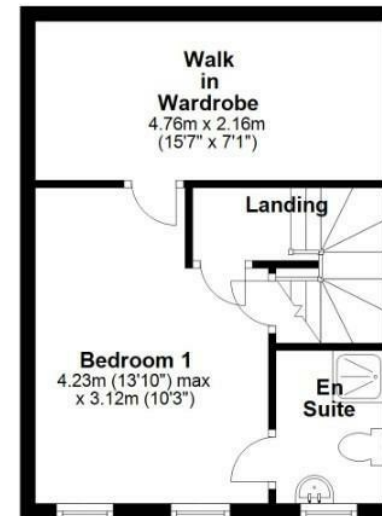
First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



Second Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



Total area: approx. 123.6 sq. metres (1330.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		80	
(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	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

