

17 St. Matthew's Gardens, Cambridge, CB1 2PH

Guide Price £600,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

01223 323130

A 4-STOREY MODERN TOWNHOUSE BENEFITTING FROM A REMODELLED SECOND FLOOR LEVEL, A PRIVATE SOUTH-FACING REAR GARDEN AND SECURE UNDERCROFT PARKING, LOCATED IN ST MATTHEW'S GARDENS, WITHIN THE POPULAR PETERSFIELD AREA OF THE CITY.

- 1363 sqft / 126 sqm
- 3/4 bedrooms, 2 receptions
- Gas central heating system to radiators
- No onward chain
- Private south-facing garden and a communal gardens
- 4-storey modern townhouse built in 2004
- 2.5 bathrooms, 1 study
- Secure undercroft parking space
- Plot size - approx 0.02 acres
- Remodelled second floor accommodation with Velux windows

Located at the beginning of this popular modern development, yards from York Street, this centrally located townhouse provides improved, remodelled and versatile family accommodation over four light and spacious floors.

St Matthew's Gardens is a modern development in Petersfield offering well-kept communal spaces and secure undercroft parking, a short walk to Mill Road, Cambridge Station, the river and the city centre. St Matthew's Primary School and Parkside Community College are within catchment.

This four-storey city townhouse provides well-maintained accommodation with a remodelled second floor level, now offering a principal bedroom suite and study/bedroom 4. The three lower levels provide two double bedrooms, a family bathroom suite, a sitting room with a bay window overlooking the rear garden, a study and a lower ground floor kitchen/dining/family room with access to and views over the rear garden. The modern kitchen is well-equipped with a range of integrated appliances and provides access to a private outside courtyard area, ideal for storage.

Outside, the enclosed rear garden offers a high degree of privacy and split-level seating areas. Being west-facing, this garden enjoys a sunny position.

The development offers a large communal green for residents and guests to enjoy.

Agent's Note
There is an annual charge for the upkeep of the communal areas and car park (£800 - £1000 per annum)

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 carpark 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 /leasehold interest.

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

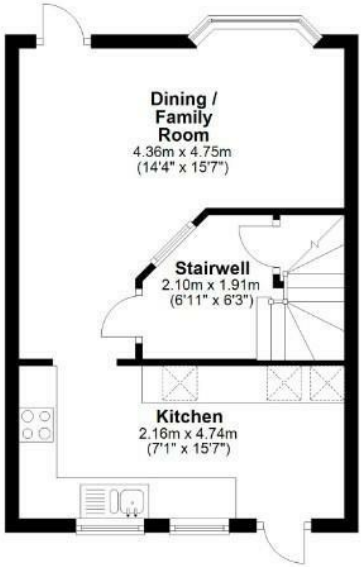






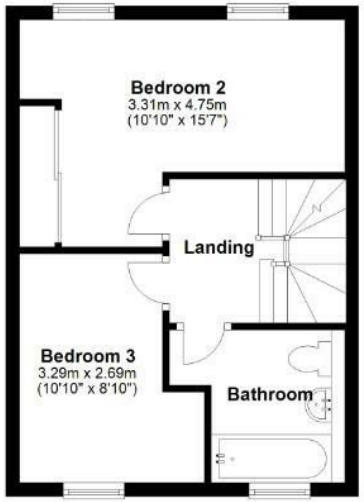
Lower Ground Floor

Approx. 32.4 sq. metres (348.6 sq. feet)



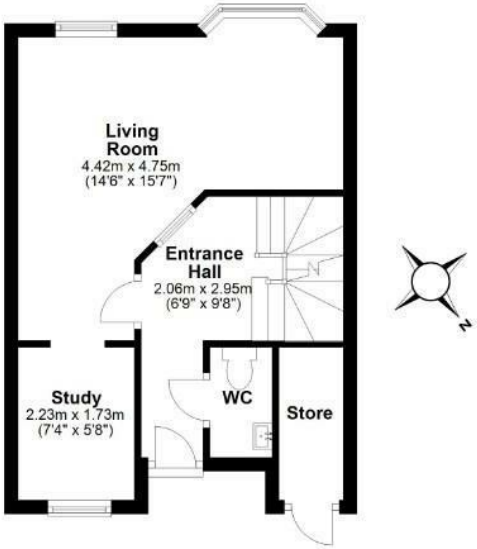
First Floor

Approx. 32.0 sq. metres (344.3 sq. feet)



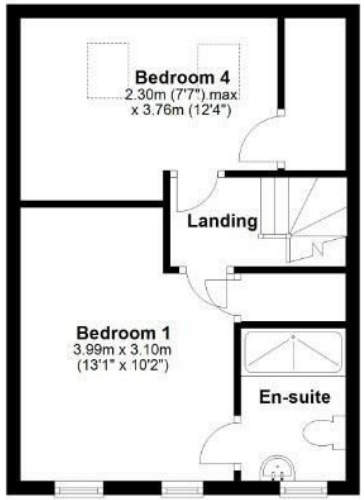
Upper Ground Floor

Approx. 30.8 sq. metres (331.3 sq. feet)

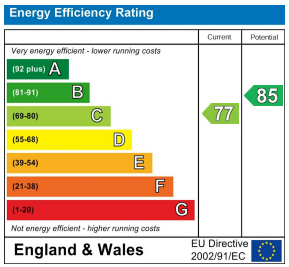


Second Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 126.7 sq. metres (1363.2 sq. feet)



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.










NEUTRAL
MILK HOTEL
ROTHESAY





