



16 Aberdeen Avenue, Cambridge, CB2 8DP
Guide Price £1,500,000 Freehold



rah.co.uk
01223 323130

A STYLISH TOWNHOUSE OF 2500 SQFT, PLUS A GARAGE AND PLENTY OF OUTDOOR ENTERTAINING SPACE, SET JUST OFF BROOKLANDS AVENUE, MOMENTS FROM THE BOTANIC GARDEN AND FOR SALE WITH NO CHAIN

- No onward chain
- Spacious and versatile family home
- Garage and permit parking available
- High specification finish throughout
- Close to the Botanic gardens and Station
- Within walking distance of local schools

This most attractive modern townhouse was built in 2006 and forms part of the Accordia Development. The accommodation is finished to an impeccable standard throughout and offers plenty of versatility to suit individual purchasers needs. The development is truly exceptional, having won the first RIBA sterling prize for architecture in 2008. The property is also available with the benefit of no onward chain.

On the ground floor is a welcoming entrance hall with plenty of built-in storage, this leads through to a living / dining room and adjoining kitchen which has been fitted with a stylish range of units; integrated appliances include a larder fridge, freezer, dishwasher, double oven and 5-ring gas hob with extractor over. The room benefits from a dual aspect and doors to outdoor courtyard areas for the morning and afternoon sun respectively. Completing the ground floor accommodation is a shower room. A personal door from the inner hallway leads to a large garage with its own utility area, measuring around 356 sqft / 33sqm.

On the first floor is an impressive open-plan sitting room, finished with solid oak wood flooring and large south-west facing windows, coupled with a pair of double doors which lead to a Juliet balcony providing delightful views over mature tree belt land. At the rear of the property above the garage is the first of the bedrooms with plenty of built-in storage. The room offers versatility and could serve as separate accommodation for an au pair or an independent family member. A large sliding door leads to a raised courtyard terrace, offering a superb degree of privacy and well suited to alfresco dining.

The second and third floors house the remaining 4 double bedrooms, 3 of which include built-in fitted wardrobes and offer an abundance of natural light. The master bedroom is particularly spacious and has a large en suite bathroom with his and hers wash hand basins, separate bath and shower. Sliding doors lead onto a private terrace overlooking the tree belt. The main bathroom also has a separate bath and shower and doubles as an en suite for bedroom 2.

Outside the house has a private decked terrace which is due south-west and very well suited to outdoor dining and entertaining. There is also a shadier terrace accessed via the ground floor reception room. The property is set beyond mature tree belt and is wonderfully private. There is garage parking to the rear via an electric rolling door and additional permit parking which is available from Cambridge City Council.

Location

Aberdeen Avenue is located to the south side of Brooklands Avenue and forms part of the prestigious 'Accordia' development, which remains the only residential development to date to have won the RIBA Stirling Prize, the UK's most coveted architecture award. It delivers contemporary, sustainable living with landscaped open spaces with upkeep always in mind. Its excellent location is ideal for easy access to shopping and leisure facilities, excellent schools, Botanic Gardens and Cambridge railway station.

Services

All mains services connected

Statutory Authorities

Cambridge City Council

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







Approx. gross internal floor area 233 sqm (2500 sqft) sqft) excluding Terrace and Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(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.



