



William Morris House, 193 Huntingdon Road, Cambridge, CB3 0DL  
Guide Price £695,000 Leasehold



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**AN OUTSTANDING, 2-BEDROOM PENTHOUSE APARTMENT WITH STYLISH, REFURBISHED ACCOMMODATION EXTENDING TO OVER 1,500 SQFT, SET WITHIN AN EXCLUSIVE DEVELOPMENT WITH EXTENSIVE GROUNDS TO THE WEST OF THE CITY CENTRE.**

- Superb penthouse apartment
- 2 double bedrooms, 2 ensuites, WC
- Kitchen/breakfast room
- Delightful, south-facing communal garden
- Gas-fired heating to underfloor
- Built in 2005
- 1524 sqft / 141.6 sqm
- Updated to a high standard
- Allocated parking
- Generous living room with high ceiling and triple aspect

This superb penthouse apartment occupies the top floor of this prestigious, purpose-built apartment block, which was constructed by reputable developers Hill Residential in 2005. Flat 8 is located on the second floor and is accessed via its own landing. It has been subject to a quality refurbishment in recent years and is presented to a high standard throughout, with particularly spacious accommodation that includes an impressive living room with a high vaulted ceiling.

The generous, L-shaped hallway has access to the principal rooms, a cloakroom with WC and two storage cupboards. Benefitting from a triple aspect, the living room has a high ceiling and a storage eave. Refitted to a high standard, the kitchen/breakfast room has a range of fitted units with ample worksurfaces, stylish red splashbacks, an inset sink with a mixer tap (chilled and filtered water supply), and integrated appliances including a double oven, a fridge/freezer, a wine cooler, an induction hob and a dishwasher. The room is well lit by four Velux windows and also includes a sizeable eave providing good storage. There are two very generous double bedrooms, with both including extensive fitted wardrobes and well-appointed three and four-piece ensuite bath/shower rooms.

Outside, the apartment block is set well back from the road behind a mature hedgerow, trees, and wrought iron gates. There is a block paved car park with an allocated space and further spaces available for visitors. The delightful, landscaped rear garden is substantial in size and predominantly laid to lawn, with an abundance of mature trees. It enjoys a southerly aspect and includes a paved seating area with surrounding beds. There is an internal store room with each flat having its own allocated caged storage.

**Location**

William Morris House is located off Huntingdon Road, to the northwest of the city, within easy walking or cycling distance of the centre and many of the facilities offered by the University. There is excellent schooling for all age groups within the area and within walking/cycling distance of the well-regarded Independent Prep schools of St John's College and King's College. The University of Cambridge Primary School is close by in Eddington and also within the catchment area for Mayfield Primary and the Ofsted rated 'Outstanding' Chesterton Community College, which also provides sports facilities for the public.

A Sainsbury's supermarket can be found in Eddington whilst others shops can be found on nearby Histon Road. Road links to both the A14 and M11 are also superb, making this property ideal for any commuter into the cities of London or Birmingham. Rail travel is also available via the Cambridge North Station, which is a mere twenty minute cycle away.

**Tenure**

Leasehold  
Lease is 999 years with approximately 979 years remaining.  
Service charge is £5,296.14 per annum, paid biannually. This is reviewed annually and adjusted according to associated costs. Part of this goes into a reserve fund that is being built up for internal and external decorating.  
There is no ground rent payable.

**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**

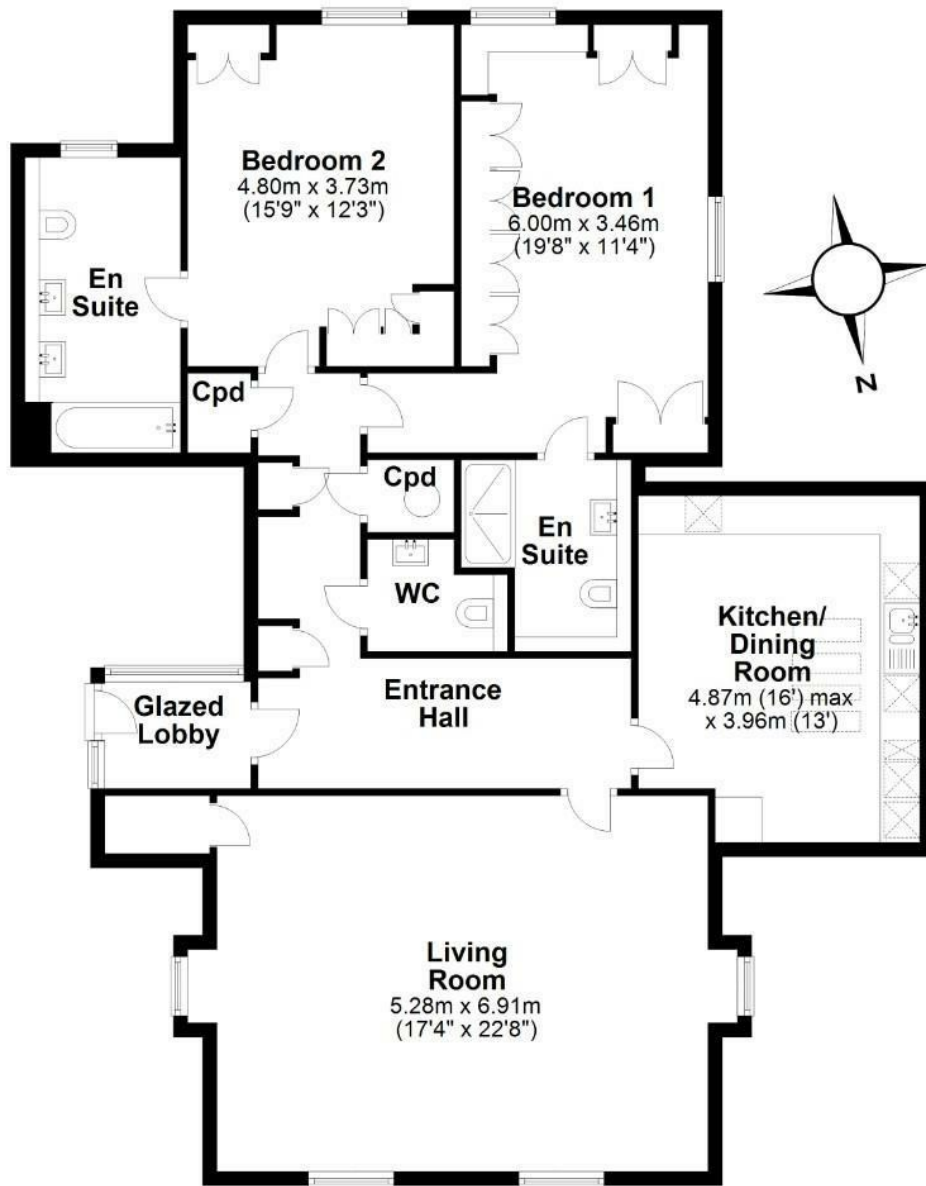
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





# Floor Plan

Approx. 141.6 sq. metres (1524.0 sq. feet)



Total area: approx. 141.6 sq. metres (1524.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

