

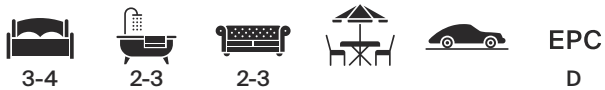


Newmarket Road
Cambridge **CB5**

Newmarket Road, Cambridge CB5

An excellent opportunity to purchase the three upper floors of this townhouse offered with no upward chain just off Maids Causeway.

The property backs on to the Grafton Centre, offering a comprehensive range of shopping facilities and a cinema. Cambridge city centre offers many high street stores, independent shops, restaurants, leisure facilities and cultural attractions. Riverside walks/runs can be enjoyed with the River Cam close by. The mainline station offers regular services to London (from 50 minutes), and good road links via the M11 and A14 provide onward access to major road networks. London Stansted Airport is less than 30 miles away (times and distances are approximate).



Guide price: £1,250,000

Tenure: Available freehold

Local authority: Cambridge City District Council

Council tax band: E

22 Newmarket Road offers exceptionally well-proportioned living accommodation through the upper ground floor house.

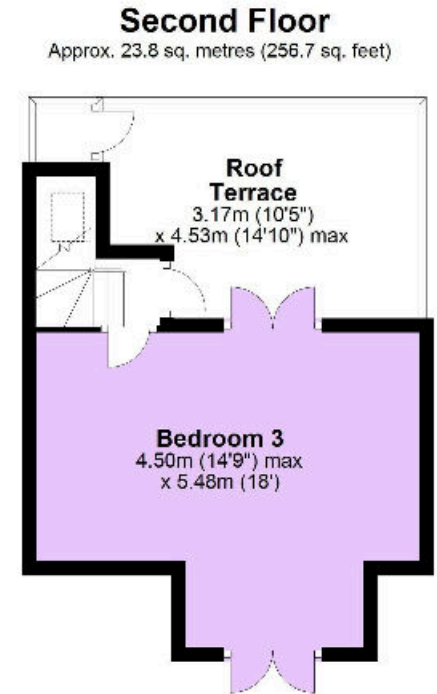
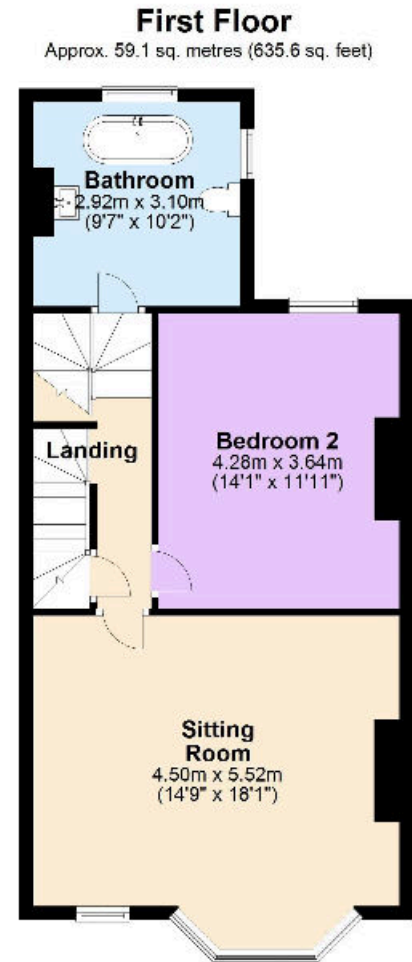
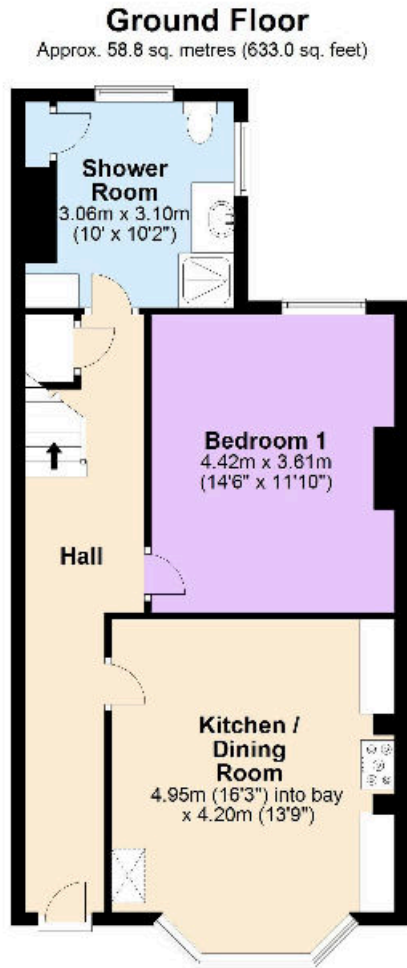
Steps lead to the main house with a generous entrance hallway. A large kitchen/breakfast room at the front of the property features a bay window creating a naturally bright space with primarily free-standing units, a tiled floor, and a cooker fitted into a chimney breast. Double doors lead into a reception room, which is used as a bedroom. At the rear of the hallway is a utility/shower room. A family bathroom on the first floor has a free-standing roll-top bath and a separate shower cubicle. A second bedroom leads off the landing, and a sitting room to the front elevation with twin sash windows and a feature fireplace with marble surround. The second floor offers a principal bedroom with a dormer window and doors to a rear sun terrace. There is parking for one vehicle.

Sale includes the freehold of the building. The seller wishes to retain ownership of the basement flat and the buyer is required to grant the seller a 999 year lease at a peppercorn rent.



Approximate Gross Internal Floor Area 141.7 sq m / 1525.3 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank
Cambridge
20 Station Road
Cambridge
CB1 2JD
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more
Michael Houlden
01223 972911
michael.houlden@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2023. Photographs and videos dated March 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.