

GRAY TOYNBEE

40 Riverside Place

Cambridge, CB5 8JF

Guide price £325,000

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- Stylish apartment
- Riverside setting
- Secure parking

A one-bedroom, second-floor apartment with fantastic views, secure parking, well-planned, beautifully appointed accommodation, and no chain.

The development has a concierge service located in the secure communal hall, with lifts and stairs to all floors. The hallway is spacious and has fitted storage, and the open-plan living space is well planned, with the kitchen peninsula providing a partial separation but ensuring the open feel is retained. The kitchen is equipped with high-quality units and integrated appliances, including an oven, microwave, hob, extractor, fridge-freezer, and dishwasher. The living area has a subtly higher ceiling and a large window providing views of the river and trees beyond.

The bedroom is a good size and has an adjoining dressing area with fitted wardrobes. The bathroom is off the hall and is well-appointed with a shower over the bath, basin, WC, and towel rail.

The apartment has double glazing















and electric heating.

There is an allocated parking space in the underground car park. We are advised that some residents have installed charging points. The communal gardens and grounds are immaculate, and there is bike and bin storage.

Riverside Place is a desirable and prestigious development which is popular with those seeking a riverside setting close to open green spaces, but only a mile from the City centre. It is perfect as a lock-up-and-leave, first-time purchase, or a downsizer looking for a high-quality environment.

What3words: ///quarrel.rapid.photos

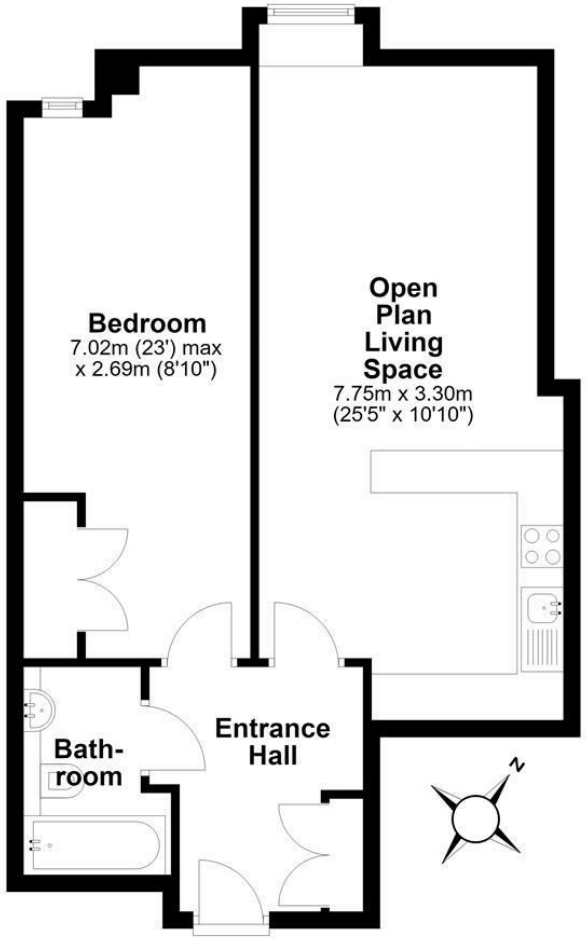




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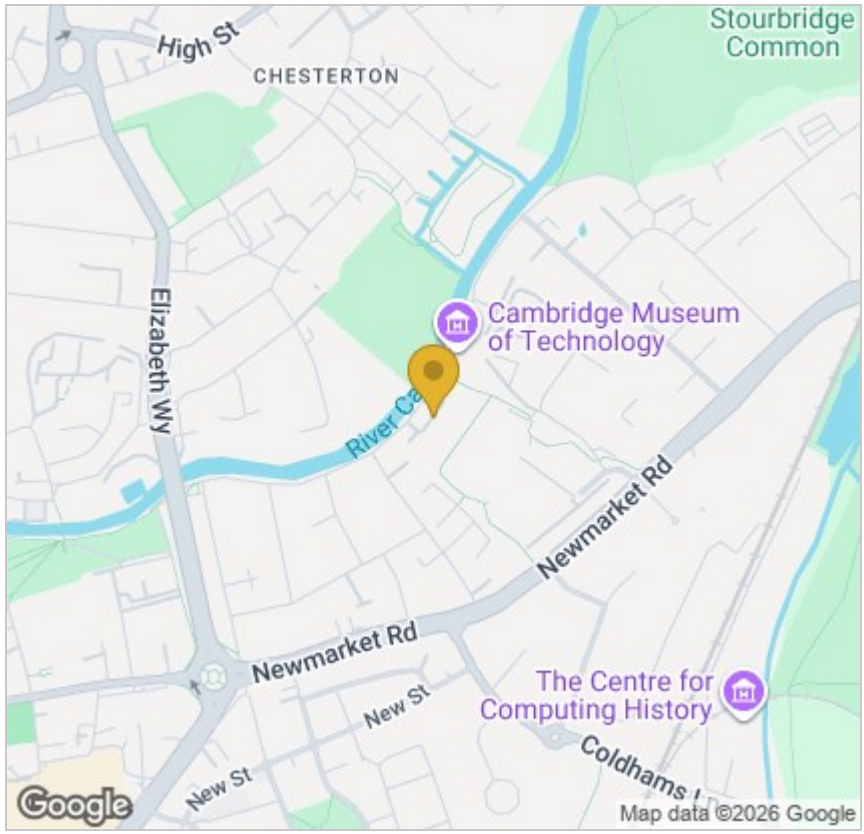
Floor Plan

Approx. 56.7 sq. metres (610.2 sq. feet)

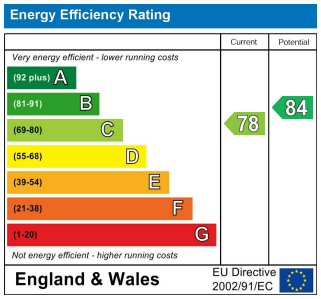


Total area: approx. 56.7 sq. metres (610.2 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. In order to comply with Money Laundering Regulations, all purchasers are legally required to undertake identity checks before a transaction can proceed. It is necessary for these checks to be undertaken by an independent third party provider, and such checks are subject to a charge of £36 (inc VAT). All purchasers will also be asked to provide evidence of funding sufficient to complete the purchase.

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