GRAY TOYNBEE



23 Midwinter Place, Hamilton Road

Cambridge, CB4 1BW

Guide price £325,000

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23 Midwinter Place
Hamilton Road

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- No Onward Chain
- Allocated Parking
- Long Lease
- Well Proportioned Bedrooms

A well-presented two-bedroom top floor apartment, situated within a purpose-built development in the highly sought-after De Freville Conservation Area, offering the added benefits of off-street residents' parking and no onward chain.

Presented in excellent condition throughout, the property features impressive vaulted ceilings reaching up to 3.83 metres, creating a wonderful sense of space and light.

Both bedrooms are generously proportioned doubles of almost identical size, each enjoying the same pleasant aspect. The spacious entrance hall provides a welcoming first impression and includes a particularly useful storage cupboard, currently utilised as a utility space with plumbing for a washing machine. The bathroom is well-appointed with a panelled bath and shower















over, WC and wash hand basin.

The open-plan kitchen, dining and living area is bright and inviting, benefitting from a dual-aspect corner window that floods the space with natural light. The kitchen is fitted with ample worktop space, a stainless steel sink, integrated oven and hob with extractor over, while the remaining space comfortably accommodates both living and dining furniture.

This is an excellent opportunity to acquire an apartment in one of Cambridge's most desirable locations, just a short walk from the River Cam, Jesus Green and the wide range of cafés, restaurants and everyday amenities along Chesterton Road. Externally, the property benefits from residents' parking to the rear, an outdoor storage shed and is offered to the market with no onward chain.

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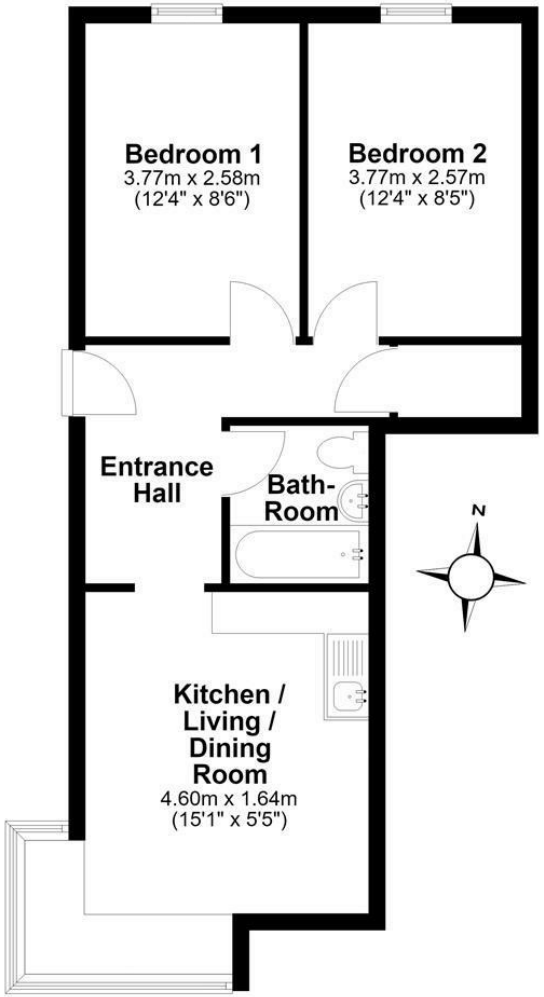




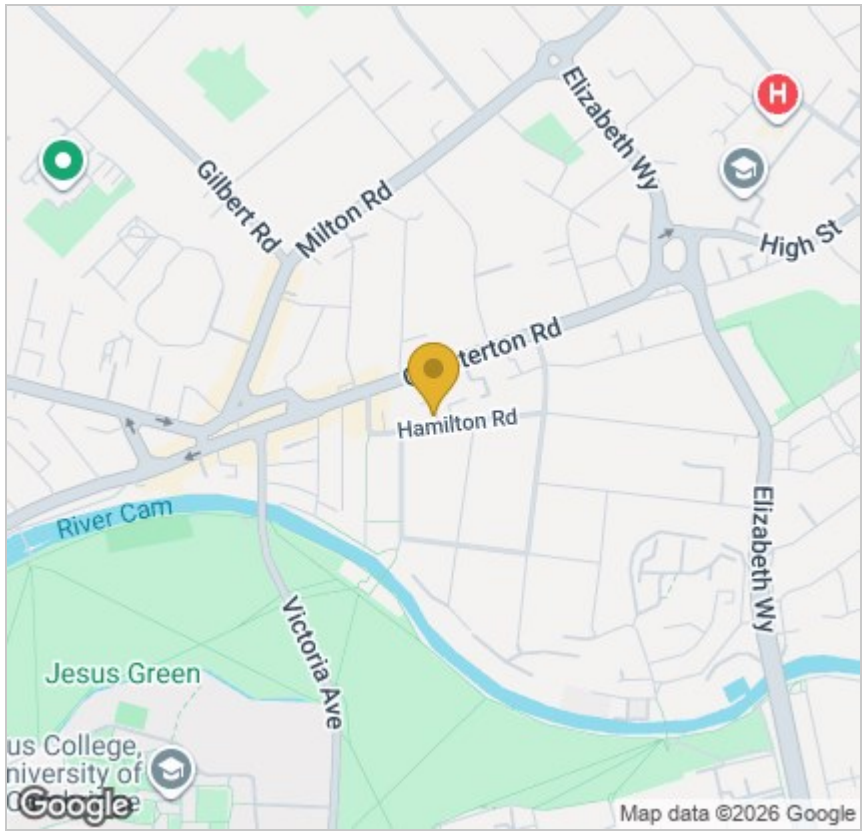
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Floor Plan

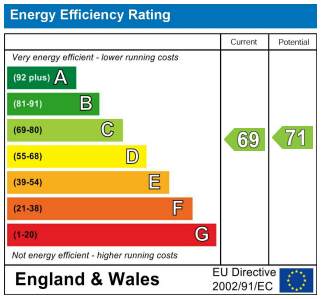
Approx. 47.7 sq. metres (513.1 sq. feet)



Total area: approx. 47.7 sq. metres (513.1 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold, with approximately 990 years remaining. The annual service charge is £1,963.20 and the ground rent is a peppercorn.

Council Tax Band: B

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.

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