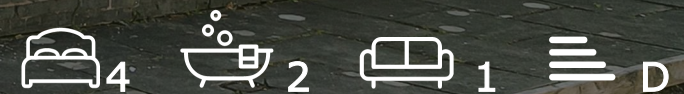


10 St. Marks Court
Cambridge, CB3 9LE

£3,250 Per month



10 St. Marks Court

Cambridge, CB3 9LE

- Available Unfurnished
- Re-fitted Kitchen
- Garage & Parking
- Immediate Occupation

A 4-bedroom townhouse available for immediate occupation, offered unfurnished and located in a popular residential development just off Barton Road in the highly sought after Newnham area of Cambridge.

The property offers approximately 1,095 sq ft of well arranged accommodation set over three floors. On the ground floor, a spacious entrance leads through to a recently refitted kitchen with extensive cupboard space, granite worktops and a range of integrated appliances including a waist height oven and grill, five ring gas hob, microwave, wine cooler and dishwasher. There is space for a fridge freezer, and a separate utility cupboard provides space for a washing machine and dryer. The kitchen opens into the living room, which benefits from excellent natural light, attractive parquet flooring, useful under stair storage and direct access to the rear garden.

The first floor comprises a generous principal bedroom, which could alternatively be used





as an additional reception room if required, a further single bedroom and a modern shower room.

On the second floor, the landing provides access to an airing cupboard housing the hot water cylinder, two further good sized bedrooms, one with fitted wardrobes, and a family bathroom.

Externally, the property benefits from a garage en bloc and off street parking to the front. To the rear is an enclosed garden with paved seating areas, flower and shrub borders, a useful brick built shed with power, and gated access leading onto Barton Road.

St Marks Court is ideally positioned within Newnham, one of Cambridge's most desirable residential areas. A range of local amenities are close by, including a small supermarket and independent shops, while Lammas Land Recreation Ground, with its children's play area, tennis courts and paddling pool, is within easy walking distance.

Council Tax Band: E EPC rating: D

///villa.palace.bells

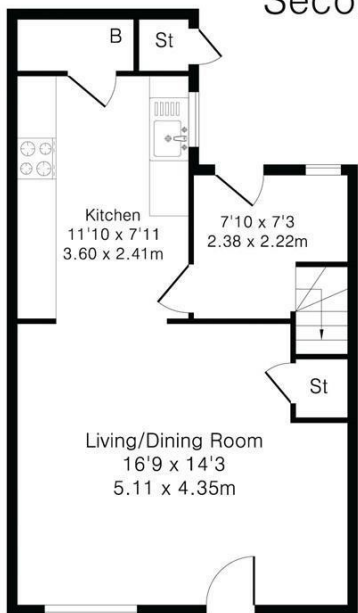


Approximate Gross Internal Area 1095 sq ft - 102 sq m

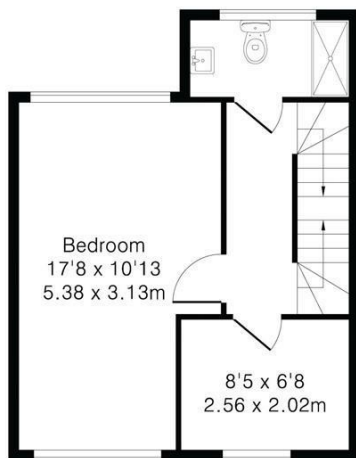
Ground Floor Area 435 sq ft – 40 sq m

First Floor Area 330 sq ft – 31 sq m

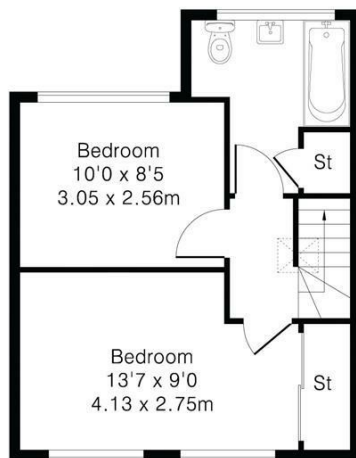
Second Floor Area 330 sq ft – 31 sq m



Ground Floor



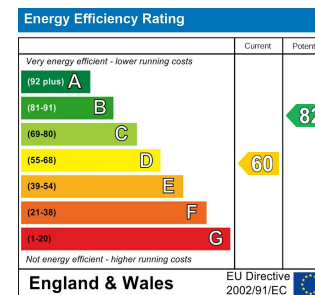
First Floor



Second Floor



Energy Efficiency Graph



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.