GRAY TOYNBEE

36 Brooke House, Kingsley Walk

Cambridge, CB5 8TJ

Guide price £550,000

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- No Chain
- Private Balcony
- Midsummer Common Views
- Allocated Parking

An exceptional two-bedroom third floor apartment, situated within the highly sought after Brooke House development, extending to approximately 808.6 sq ft and benefitting from private outdoor space with impressive views across the city.

Accessed via a secure entry system, the apartment opens into a welcoming hallway which leads directly to the open plan kitchen, dining and living area. The kitchen is finished with modern cabinetry and tiled flooring, and is fitted with an integrated hob and oven, dishwasher and tall fridge freezer. The dining and living space is generously proportioned and features dual aspect floor to ceiling windows, flooding the room with natural light.

Both bedrooms are positioned towards the rear of the apartment and are excellent sized doubles, finished with neutral décor and carpeting. The principal bedroom is slightly larger

and benefits from integrated wardrobes and a contemporary en suite. Both bedrooms enjoy large windows and direct access to the terrace.

The main bathroom is spacious and modern, comprising a bath with rainfall shower attachment, WC, basin with a large vanity storage unit and a heated towel rail. There is also a particularly useful large storage cupboard with plumbing for a washer dryer.

A standout feature of the property is the private corner terrace, offering generous outdoor space and attractive westerly views across Midsummer Common.

Further benefits include zonally controlled underfloor heating throughout, an allocated underground parking space, concierge and the advantage of being offered with no onward chain. This represents an excellent opportunity to secure a spacious apartment within one of the city’s most desirable developments.

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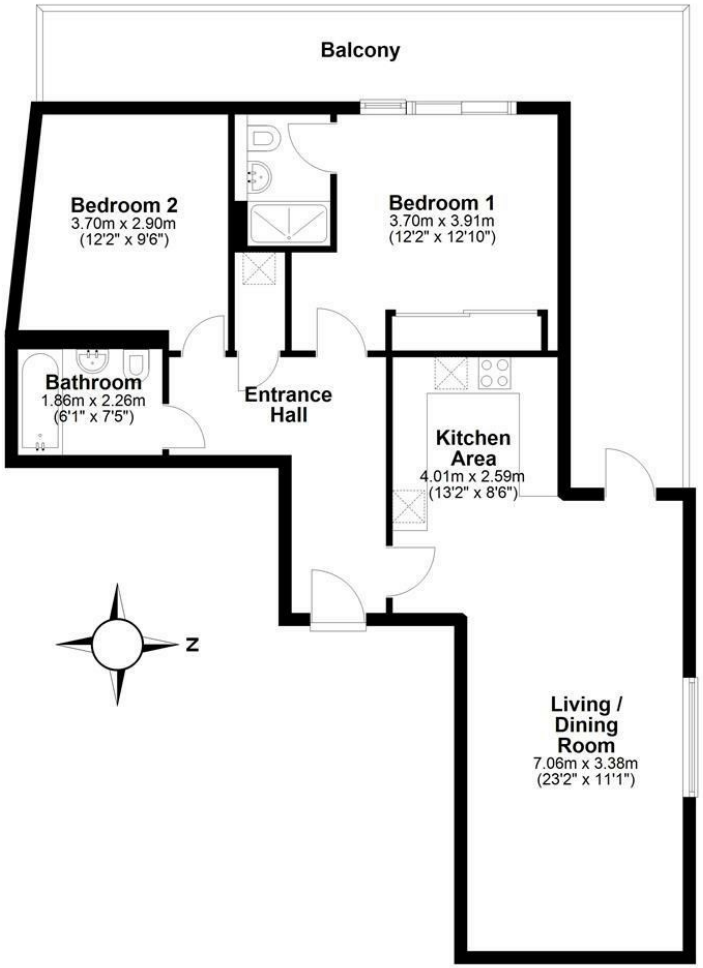
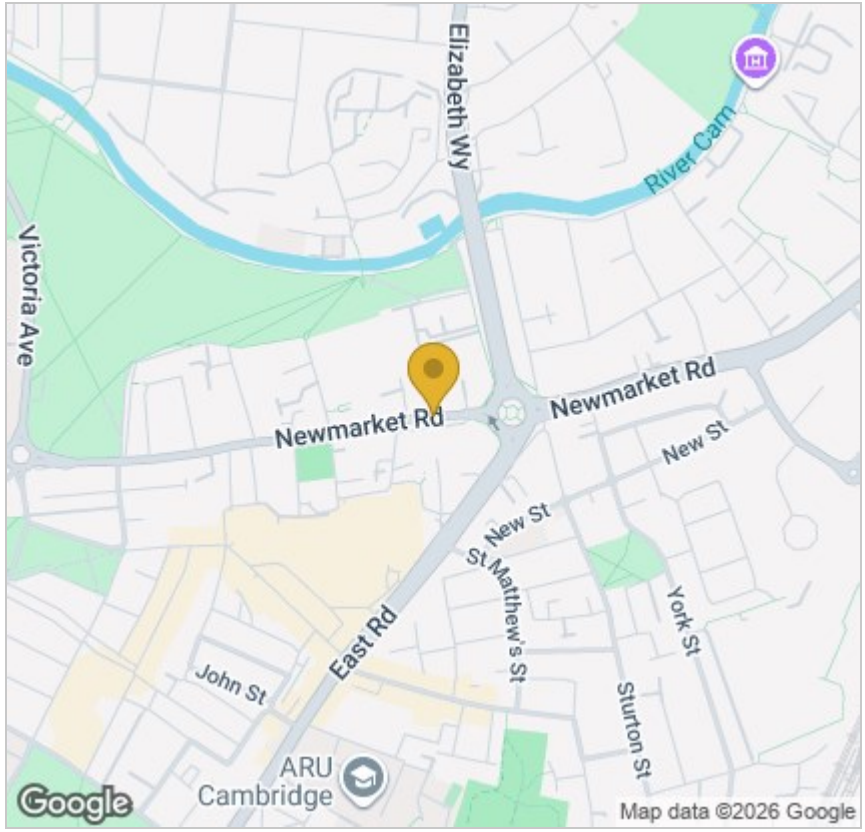
Floor Plan

Approx. 75.1 sq. metres (808.6 sq. feet)

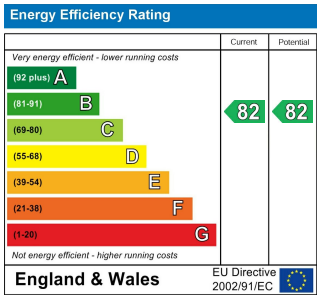


Total area: approx. 75.1 sq. metres (808.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold - 985 years remaining. Ground Rent £450 p.a & Service Charge £4,158 p.a.

Council Tax Band: D

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Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com