



Leasehold
Guide Price £425,000

2 bed duplex apartment of 971 sqft

Plot 2, 35 Parkside, Cambridge

Central Cambridge ■ 2 bedrooms ■ High specification ■ 2 bathrooms, 1 en-suite ■ Parking space

Situation

Situated to the north side of Parker's Piece, the development has easy access to the city centre, with its shopping, cultural & recreational facilities.

Cambridge railway station, which offers services into London's Kings Cross & Liverpool Street is within walking distance.

Description

A new build duplex apartment within a scheme close to the city centre. The property occupies the ground and lower ground floors of this contemporary style building.

Accommodation

Entrance from ground floor, cloakroom, open plan kitchen & living/ dining area, stairs to lower ground, bathroom, bedroom 2, bedroom 1 with en-suite & walk-in wardrobe. Doors from both

bedrooms leading to basement terrace with stairs leading to ground floor exit/entrance.

Directions

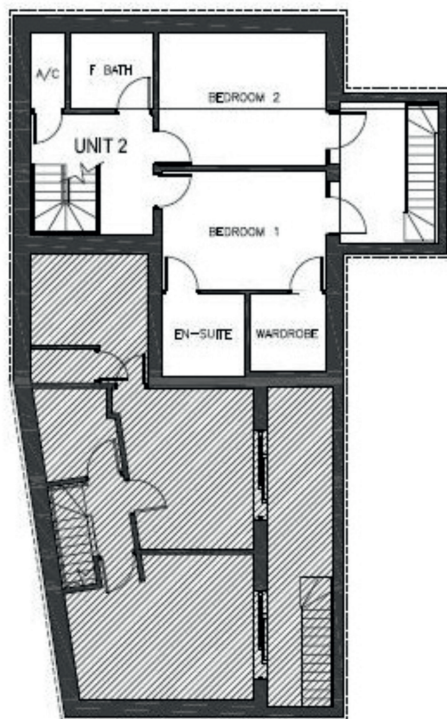
From Cambridge station, turn right at the traffic lights into Hills Road. At the next junction turn right into Gonville Place. At the next set of traffic lights, turn left into Parkside and 35 Parkside is located on your right hand side.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

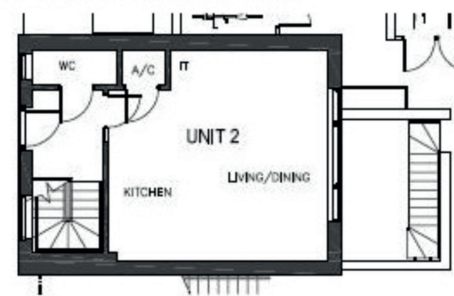
Local authority: Cambridge City Council

Viewing: By appointment only, please contact Savills 01223 347147 to arrange a convenient time.

BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	84	81	82
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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