



Riverside, Cambridge, CB5 8HG



pocock & shaw

Residential sales, lettings & management

37 St Batholomews Court  
Riverside  
Cambridge  
CB5 8HG

A superb four bedroom townhouse within a select gated development off Riverside, close to Midsummer Common and the City centre.

- Spacious 4 bedroom townhouse
- Select gated development in sought after location
- 1812 sq ft of accommodation arranged over 4 floors
- 4 Double bedrooms
- 2 shower rooms and a cloakroom
- Contemporary lower ground floor extension
- Versatile living space and study
- Rear garden and front patio area
- Allocated parking
- View to front over the landscaped communal gardens

Offers around £865,000



St Bartholomew's Court is a modern gated development located off Riverside and within walking or cycling distance of the city centre, Grafton Centre, Midsummer Common and Stourbridge Common. The science Park and Cambridge North Railway Station are approximately 1 mile away. There is also a wide range of amenities and facilities nearby including a Tesco superstore and delightful riverside walks. The property is within catchment for St Matthews Primary and Parkside Community College.

This spacious and upgraded townhouse forms part of a sought-after gated development close to the river. The property is arranged over four floors and provides a superb space for a family with an impressive 1812 sq ft of accommodation including a contemporary basement extension. The property is offered in excellent decorative order with a high degree of natural light and has been upgraded internally since the owners have been in the property, which they bought as new in 2004.

In detail the accommodation comprises;

## GROUND FLOOR

Paved path with wrought iron railings to

**STORM PORCH** with part glazed timber door to

**ENTRANCE HALLWAY** spacious hallway with stairs to lower ground floor and first floor. Large inset brush mat by front door, cornicing, timber flooring, radiator, storage cupboard, good sized cloaks cupboard.

**CLOAKROOM** with WC, wash handbasin with tiled splashback, radiator, extractor fan, engineered timber flooring.

**STUDY** 10' 5" max x 9' 7" (3.18m x 2.92m) with window to front, excellent range of bespoke fitted office furniture including desk, adjustable shelving and drawer units, cornicing, ceiling mounted spotlight unit, radiator, deep built in cupboard.

**LIVING ROOM** 15' 8" x 10' 5" (4.78m x 3.18m) with glazed door and window with access and views to rear garden, cornicing, ceiling mounted spotlight units, radiator, timber flooring.

## LOWER GROUND FLOOR

**HALLWAY** with understairs cupboard, radiator, timber flooring.

**UTILITY ROOM** 6' 4" x 6' 5" (1.93m x 1.96m) with good range of fitted wall and base units with roll top work surfaces and tiled splashbacks, space and plumbing for washing machine, space for under counter freezer, radiator, extractor fan, stainless steel sink unit and drainer, laminate flooring.

**KITCHEN/BREAKFAST ROOM** 15' 5" x 10' 3" (4.7m x 3.12m) widening to 11'7 with glazed door and window to paved patio area, excellent range of fitted wall and base units with granite work surfaces and tiled splashbacks, under unit lighting, Neff built-in five ring gas hob with Neff stainless steel extractor hood over, Neff eye level double oven, one and a quarter bowl sink unit and drainer with mixer taps, cupboard housing the Ideal Logic gas central heating boiler (new 2022), integrated full height fridge, integrated Bosch dishwasher, recessed ceiling spotlights, radiator, strip wood flooring.

**OPEN PLAN DINING/FAMILY ROOM** 19' 3" x 15' 5" min (5.87m x 4.7m) comprising:-

**DINING AREA** 15' 5" x 9' 8" (4.7m x 2.95m) with ceiling lights on dimmer controls, radiator, timber flooring, opening onto

**FAMILY/SITTING AREA** 16' 3" x 7' 9" (4.95m x 2.36m) with large glazed ceiling lantern, recessed ceiling spotlights and built in seating, timber flooring.

**LOWER GROUND FLOOR FRONT PATIO AREA** 14' 8" approx x 8' 5" (4.47m x 2.57m) paved patio area with outside tap and lighting.

## FIRST FLOOR

**FIRST FLOOR LANDING** with stairs to second floor, radiator, timber flooring.

**BEDROOM 2** 15' 8" x 10' 6" (4.78m x 3.2m) with two large windows to rear, built in bedroom furniture (wardrobe, dressing table with mirror over and drawer units to one wall), two radiators, timber flooring.



**BEDROOM 1** 13' 8" x 11' 3" (4.17m x 3.43m) 12'8 into bay with window and glazed door to Juliet balcony overlooking the landscaped communal garden area, cornicing, radiator, two sets of double doors to built in wardrobe cupboard with clothes hanging rails and shelving, timber flooring, door to

**ENSUITE SHOWER ROOM** refitted in 2018 with fully enclosed shower cubicle with large chrome drench shower head, part tiled walls, WC, wash handbasin, heated towel rail, shaver point, extractor fan, ceramic tiled flooring.

## SECOND FLOOR

**SECOND FLOOR LANDING** with loft access hatch, airing cupboard with Megaflo high efficiency water cylinder, timber flooring, doors to

**BEDROOM 3** 13' 9" to wardrobes x 10' 6" max to dormer window (4.19m x 3.2m) with window to front, slight restricted headroom, bespoke fitted wardrobe units to two walls, radiator, timber flooring.

**BEDROOM 4** 13' 9" to wardrobes x 8' 8" (4.19m x 2.64m) with large velux window to rear, radiator, further range of bespoke fitted wardrobe units to two walls, radiator, part restricted headroom, timber flooring.

**FAMILY SHOWER ROOM** with corner shower cubicle with glass sliding door, fully tiled surround, chrome shower unit, WC, corner wash handbasin, heated towel rail, shaver point, part tiled walls, recessed tiled display shelf, recessed ceiling spotlights, extractor fan, ceramic tiled flooring.

**OUTSIDE** Lower ground floor patio area (see main property description).

Paved rear garden area 23' approx. x 16'9 enclosed by timber fence with side gate access, timber shed, flower and shrub borders, trees including rowan, small oak, crabapple, eucalyptus, outside light.

Parking bay opposite the house - number 37. Visitors parking and covered bike store.



# 37 St Bartholomews Court, Riverside, Cambridge, CB5 8HG

**SERVICES** All mains services

**TENURE** The property is Freehold

**COUNCIL TAX** Band F

**VIEWING** By arrangement with Pocock & Shaw

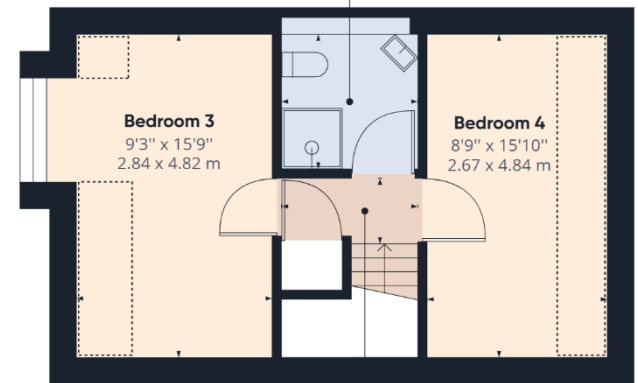
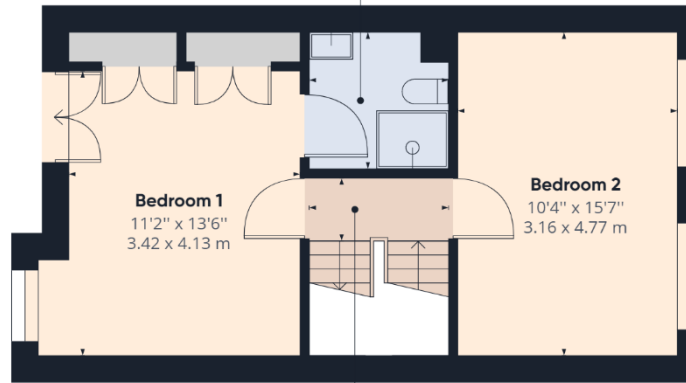
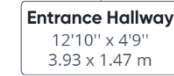
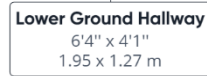
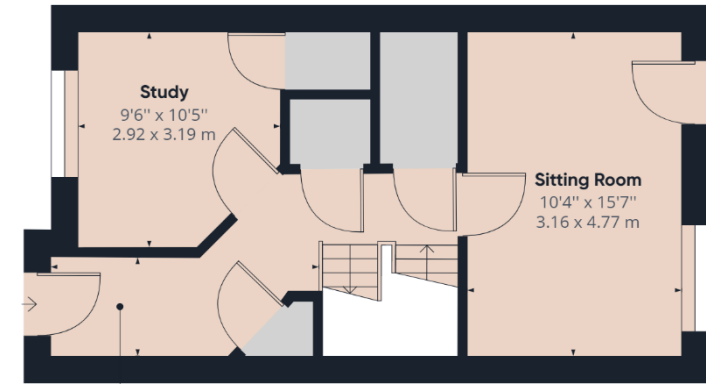
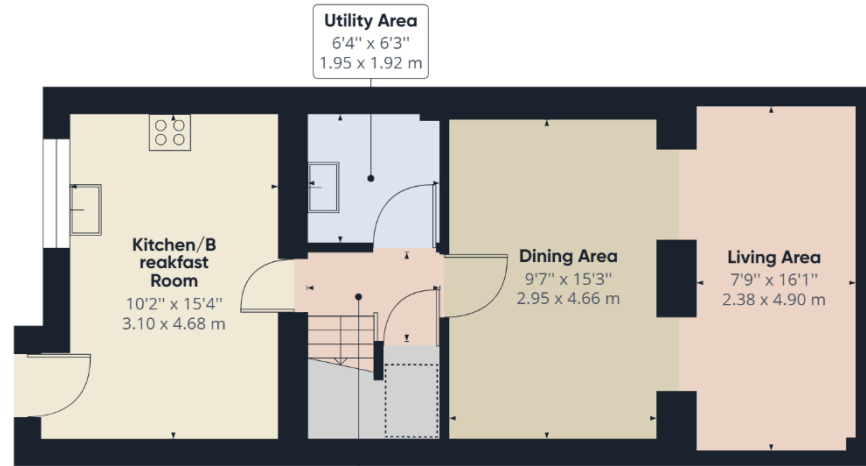
**Approximate total area<sup>(1)</sup>**

1812.41 ft<sup>2</sup>  
168.38 m<sup>2</sup>

**Reduced headroom**

71.28 ft<sup>2</sup>  
6.62 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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