



GRAY
TOYNBEE

10 The Redwoods
Madingley Road, Cambridge CB3 0EX

Guide price £750,000



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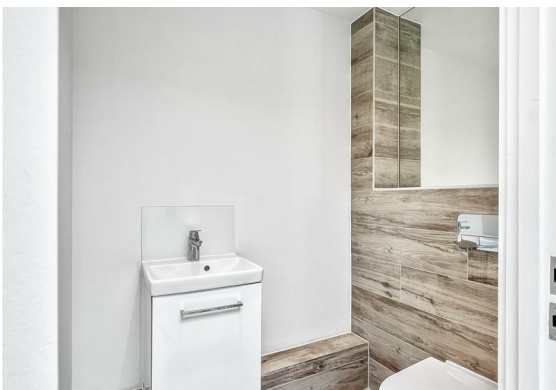
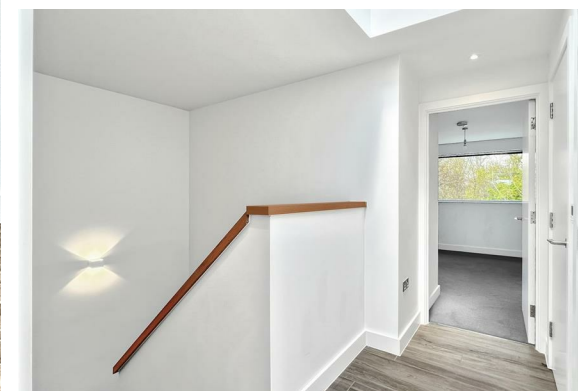
Madingley Road, Cambridge

- Underground parking with heated ramp
- Duplex apartment with far reaching views
- 2 matching bedroom suites
- Villeroy and Boch bathrooms
- Beautiful mature communal grounds
- Remaining warranty

In a private setting on Madingley Road, a wonderfully presented duplex apartment covering 1,234 sqft, is located on the second and third (top) floor of this contemporary development.

A secure communal hall with stairs and a lift lead to the second floor, The apartment has a large entrance hall with an oak-finished staircase and storage under and a separate cloaks storage, there is also a useful utility/laundry room. There is a bedroom suite located on this floor with fitted wardrobes and a full-width window offering views over the mature grounds and nature reserve beyond the gardens. There is also a well-appointed ensuite.

Upstairs there is a beautifully light hall with roof light, a well-fitted cloakroom and a storage cupboard housing the MVHR (mechanical





ventilation heat recovery system). The living space faces south and provides excellent entertainment space with a large terrace beyond full height/width glazing incorporating Velfac sliding doors. The kitchen is high quality, with Siemens appliances including oven and combi-oven, induction hob, dishwasher and fridge freezer.

There is another bedroom suite, of the same specification on this floor.

The flooring is a blend of wood-effect ceramic tiles in the main reception areas and bathrooms, with carpets in the bedrooms. There is underfloor heating throughout metered and supplied from the central plant maintained via the service charge and managing agents.

The development gets its name from some of the beautiful trees found in the communal grounds, which are both mature and secluded. Parking is underground and secure with the benefit of a heated ramp. There is of course bike and bin stores.

Redwoods is located on the edge of the city, on Madingley Road, which is one of the most attractive and easy routes into the very heart of the historic centre. Nearby, at Eddington there are shopping facilities and a park. WhatThreeWords.com/swung.later.enjoy



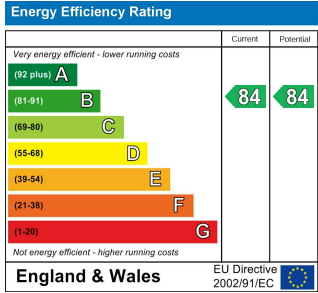
Floor Plan



Area Map



Energy Efficiency Graph



Viewing: Please contact our Gray & Toynbee (Cambridge) Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold
Remaining term: 996 years
Ground rent: Peppercorn
Service charge: £3,590 p/a
Council tax band: E

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