



WESSEX COURT

21 Queen Ediths Way, Cambridge

Carter Jonas

WESSEX COURT, 21 QUEEN EDITHS WAY, CAMBRIDGE, CB1 7PH

- Cambridge Railway Station – approx. 1.5 miles
- Cambridge South Railway Station – approx. 0.8 miles (opening 2026)
- Addenbrookes Hospital – approx. 0.8 miles

Well-located development south of the City •
Underfloor heating throughout • Secure gated parking & bike store • Just over a mile from Cambridge City Centre • Excellent access to Addenbrookes Hospital & the Biomedical Campus • EPC rating B

DESCRIPTION

This modern three-bedroom ground floor apartment forms part of an exclusive development located just to the south of Cambridge, offering exceptional access to Addenbrookes Hospital, the Biomedical Campus, and key transport links.

The property opens into a welcoming hallway leading to a generously proportioned living room. Large patio doors flood the space with natural light and provide direct access to a private terrace. The fully integrated kitchen has been fitted to a high standard, featuring a fridge-freezer, dishwasher, washer-dryer, oven and hob.

The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room, creating a peaceful retreat at the end of the day. Two further double bedrooms provide excellent versatility, whether used as guest rooms, home offices, or hobby spaces.

The main bathroom is finished in a sleek, contemporary style, complete with a shower over bath.

THIS MODERN THREE-BEDROOM GROUND FLOOR APARTMENT FORMS PART OF AN EXCLUSIVE DEVELOPMENT LOCATED JUST TO THE SOUTH OF CAMBRIDGE.



OUTSIDE

There is secure gated parking, a secure bike store and a phone entry system which offers both safety and convenience.

LOCATION

Queen Ediths Way is situated in one of the prime residential areas, just two miles south of the city centre. It is superbly located for access to Addenbrookes and is within easy reach of varied local amenities.

For those needing commute, there are excellent road and rail links, via the M11 and A11, and the mainline railway station for London (1.5 miles).

ADDITIONAL INFORMATION

Tenure: Share of Freehold. Wessex Court Flat Management Company provides the services to communal areas.

Ground Rent: Not applicable

Service Charge: Approx. £1,238 per annum

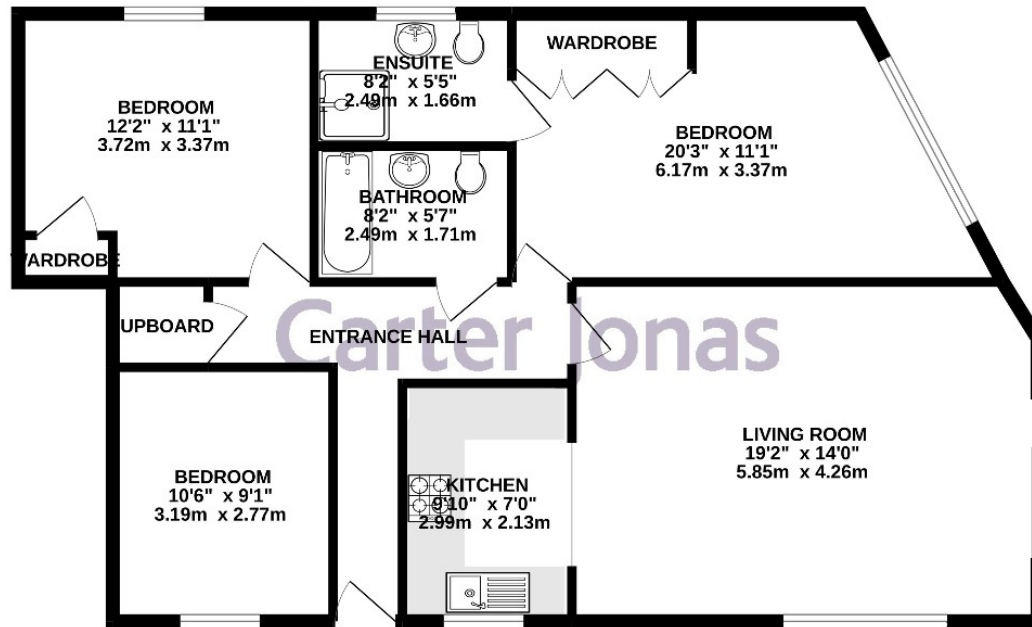
Services: Mains gas, water and electricity connected. Underfloor heating runs throughout the apartment

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330



GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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