



**KEYNES HOUSE**  
Kingsley Walk, Cambridge

**Carter Jonas**



## KEYNES HOUSE, KINGSLEY WALK, CAMBRIDGE, CB5 8NZ

- Cambridge City Centre - approx. 0.5 miles
- Cambridge Railway Station - approx. 1.3 miles
- Addenbrookes Hospital - approx. 3.7 miles

Modern & spacious apartment • Open-plan sitting/dining room with balcony • Residents gym along with concierge service • Allocated undercroft parking space & cycle storage • Tenant in situ until October 2026 • EPC rating B

### DESCRIPTION

The property is accessed via a secure intercom entry system, with both stairs and lift providing access to the second floor.

Inside, a spacious entrance hall leads to all rooms. The open-plan sitting/dining area features oak flooring and extensive south-facing glazing, including a sliding glass door that opens onto a private balcony, creating a bright and inviting living space. The adjoining kitchen can be enclosed with sliding pocket doors and is well-appointed with wood-effect cabinetry, granite U-shaped worktops, and integrated Siemens appliances including a fridge freezer, dishwasher, stainless steel oven, and induction hob, all set on a tiled floor.

There are two double bedrooms, with the principal offering generous proportions, built-in mirrored wardrobes, and a sleek, fully tiled en-suite shower room. The second bedroom is also a comfortable double, ideal for guests or home working. The family bathroom mirrors the en-suite's contemporary style, fitted with Vitra sanitary ware and a shower over a deep bathtub.

**A STYLISH SECOND FLOOR, TWO BEDROOM APARTMENT FORMING PART OF THIS EXCLUSIVE DEVELOPMENT AT RIVERSIDE CAMBRIDGE WITHIN WALKING DISTANCE OF THE HISTORIC CITY AND THE RIVER CAM.**



The development benefits from a communal heating and hot water system, with the apartment itself enjoying underfloor heating throughout.

### OUTSIDE

The property also includes a secure, gated undercroft parking space and ample cycle storage. Residents of the 'Cambridge Riverside' scheme further benefit from an on-site concierge service and access to a well-equipped private gym.

### LOCATION

The property is just 300 yards from Midsummer Common and the River Cam, offering green space and punting opportunities. Cambridge city centre provides a wide range of shopping and leisure options, including the Grafton Centre (1 mile), Grand Arcade (1.1 miles), and a lively daily market. Nearby retail hubs include the Beehive Centre (0.8 miles) and Cambridge Retail Park (0.7 miles), home to Boots, Dunelm, M&S Food Hall, TK Maxx, and a large Asda. Cambridge railway station is 1.5 miles away, with services to London and Stansted Airport in approximately 50 and 28 minutes. A variety of schools for all age groups are available across both state and independent sectors. All distances and times are approximate.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold with 984 years remaining

**Ground Rent:** Approx. £450 per annum

**Service Charge:** Approx. £3,939.03 (2025) per annum

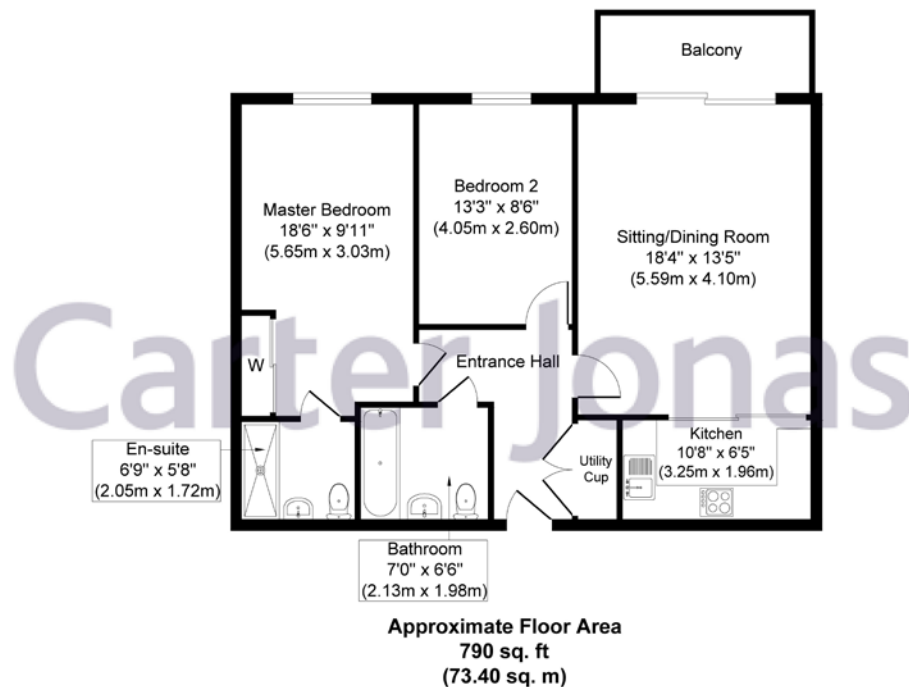
**Services:** Mains gas, water and electricity. There is a communal heating and hot water system in the block, and the property has under floor heating throughout.

**Local Authority:** Cambridge City Council

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







Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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69-80	C		
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21-38	F		
1-20	G		

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