



**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

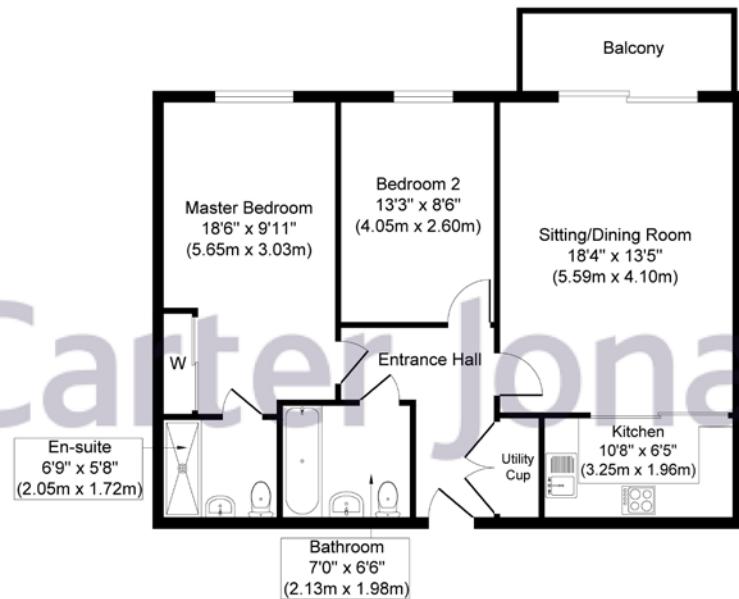
**Services:** Mains gas, water and electricity. There is a communal heating and hot water system in the block, and the property has under floor heating throughout.

**Local Authority:** Cambridge City Council

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



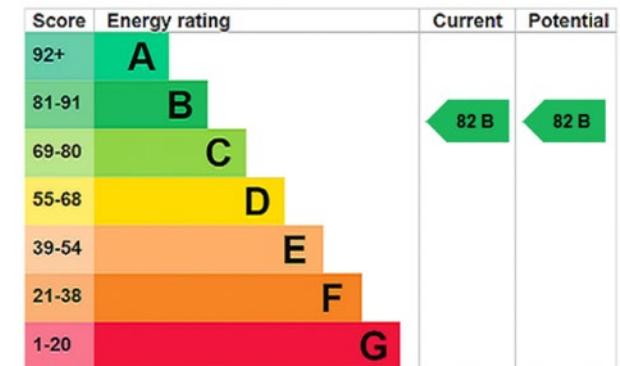
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