



Bateman Street, Cambridge

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# Flat 4 51 Bateman Street Cambridge CB2 1LR

A beautifully presented split-level apartment with four bedrooms, in a desirable south Cambridge setting

Cambridge city centre 0.7 miles, Cambridge mainline station 0.9 miles (53 minutes to London Kings Cross), M11 (Jct 12) 2.8 miles

Reception room | Kitchen/breakfast room  
4 Bedrooms | Family bathroom | Shower room  
EPC rating D

## The property

This attractive apartment is arranged across the second and third floors of a handsome period house on sought-after Bateman Street in the south of Cambridge. The apartment has sash windows and stylishly appointed accommodation with neutral décor and high-quality fittings throughout.

The lower level has a beautifully presented sitting room with built-in shelving and two large sash windows welcoming plenty of natural light. The well-proportioned kitchen and breakfast room has elegant fitted units, integrated appliances and space for a breakfast table, as well as a door opening onto a sunny south-facing balcony.

There are two well-presented double bedrooms on the first floor, as well as a shower room. The second level offers two further double bedrooms, both of which have extensive built-in storage. The larger of the two upstairs bedrooms also features a balcony. Additionally on the second level, there is a family bathroom with an over-bath shower.

## Outside

There are two south-facing balconies, one on each level, providing outside space with views towards the Cambridge University Botanical Gardens. The apartment also has a covered parking space in the carport, which is accessed via Bateman Mews, there is also further parking on Bateman Street with permit parking.

## Location

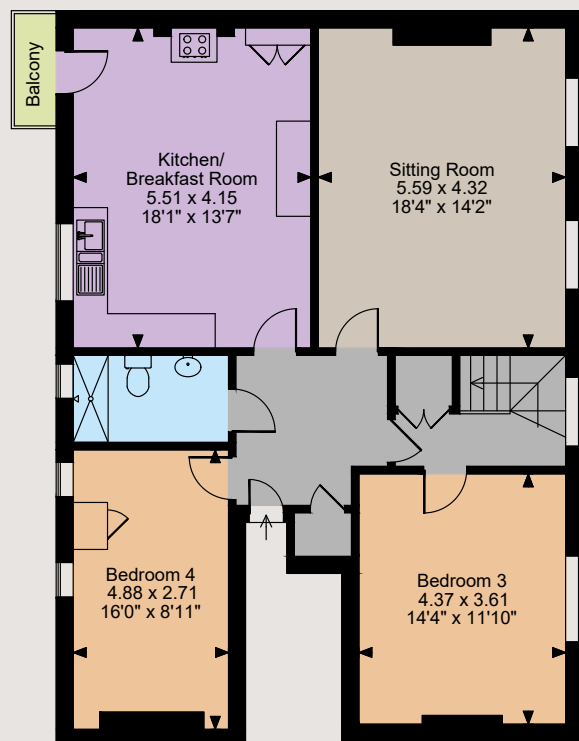
The property is just half a mile from the city centre and with easy access to the beautiful countryside surrounding the city. There are local shops just around the corner on Hills Road, as well as further shops and amenities on Mill Road, while the centre of the city with its excellent shopping, leisure and cultural facilities, is within easy reach. There are several good schools nearby, including several independent schools, as well as the outstanding-rated St. Albans Catholic Primary School and Parkside Community College for secondary. The property is a 5 minute walk to Cambridge mainline station, which offers a fast and efficient service to London King's Cross (53 minutes), while the M11 is just three miles away.



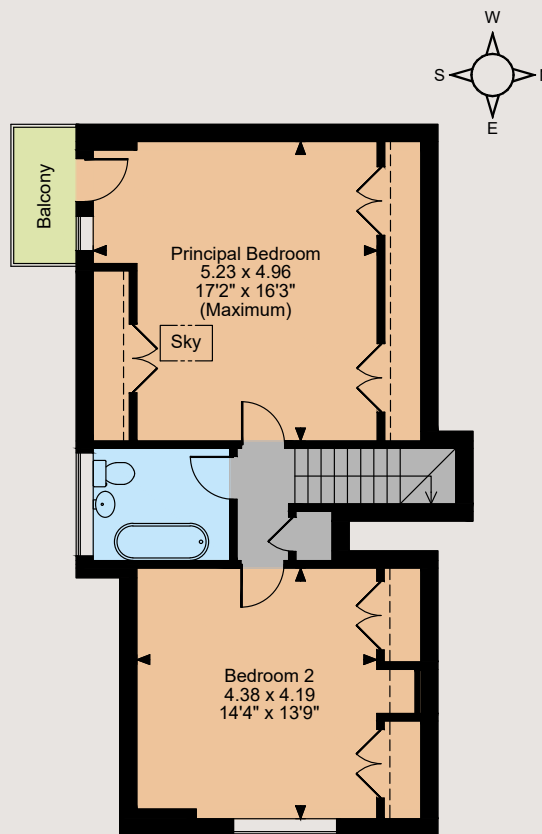




Floorplans  
House internal area 1,627 sq ft (151 sq m)  
For identification purposes only.



**Second Floor**

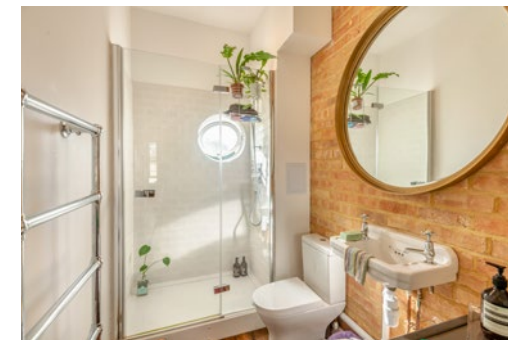
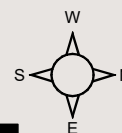


**Third Floor**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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## Directions

From Strutt & Parker's Cambridge office, head south on Hills Road and turn right onto Bateman Street. The property will be on the left.

## General

**Local Authority:** Cambridge City Council

**Services:** Mains gas, electricity, water and drainage

**Council Tax:** F

**Tenure:** Share of freehold

**Guide Price:** £950,000

## Cambridge

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