



A 6 bedroom Victorian townhouse with accommodation arranged over 3 floors in this convenient, central city location close to the River Cam and Alexandra Gardens.

In brief

City Centre 0.5 of a mile, A14, M11 and Science Park 2 miles, (distances are approximate).

Gross internal floor area 1,744 sq ft (162 sq m)

11 ST. LUKES STREET, CAMBRIDGE
£750,000 (OFFERS IN EXCESS)

Property Summary

- Ground Floor: Covered Store Area, Entrance Hall, Cloakroom, Kitchen/Dining/Sitting Room, Bedroom, En Suite Shower Room
- First Floor: 3 Bedrooms, 2 Shower Rooms (1 En Suite)
- Second Floor: 2 Bedrooms, 2 Shower Rooms (1 En Suite)
- Outside: Enclosed Courtyard Garden.

Situation

St Luke's Street is a much sought after residential area, pleasantly situated just north of the River Cam off Chesterton Road and a short walk to the charming Alexandra Gardens.

A delightful walk by the River and Jesus Green leads to the city centre, approximately half a mile away, which offers extensive cultural and shopping facilities. The Cambridge Science Park, Cambridge North Mainline Railway Station (services to London's King's Cross and Liverpool Street), the A14 and M11 are all within approximately 2 miles.

Description

Dating from 1886, 11 St Luke's Street is a Victorian townhouse which has been greatly improved and modernised, but still retains some charming original features. The accommodation currently comprises kitchen/dining/sitting room and 6 bedrooms, 3 with en-suite shower rooms with additional shower rooms to the first and second floors.

Currently used as an HMO, the property offers the potential to revert back to an excellent family home.

Cambridge Student Investment Market

There are approximately 23,000 full time students studying within the 2 different establishments, of which 74% study at the University of Cambridge and 26% at Anglian Ruskin University. The University of Cambridge provides a high percentage of its full time students with accommodation, although Anglian Ruskin University can only provide accommodation for a relatively small number of their students. There is an acute lack of purpose built student accommodation in Cambridge and where students are unable to obtain accommodation they either live at home or in Homes of Multiple Occupancy.



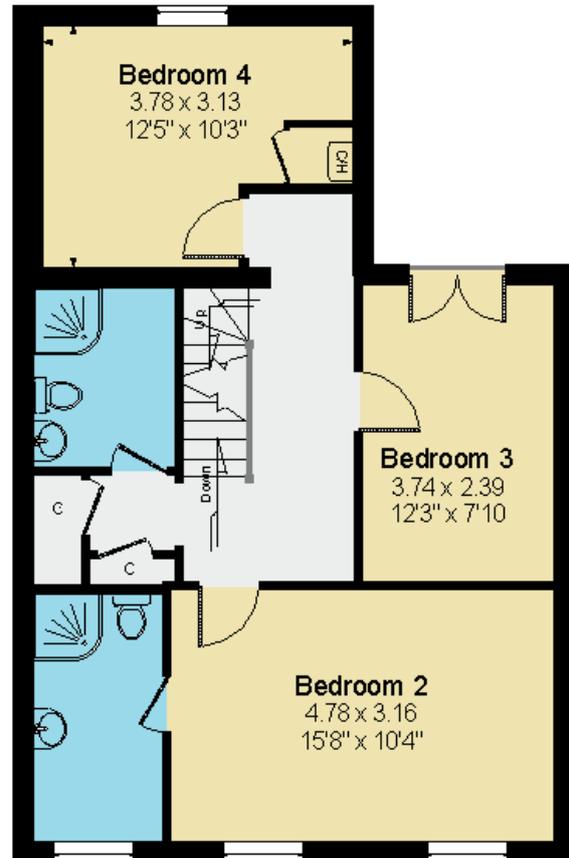
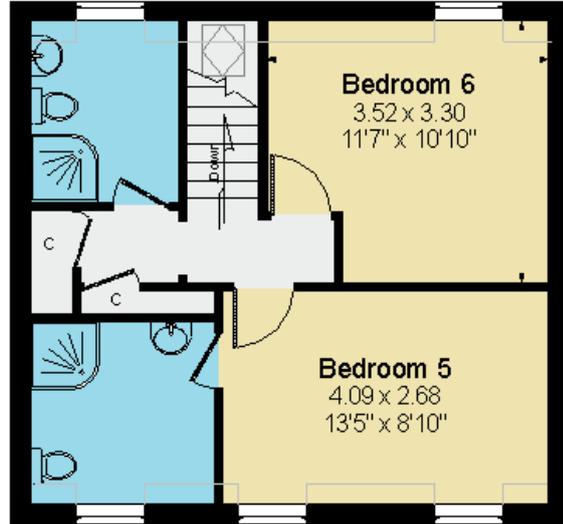
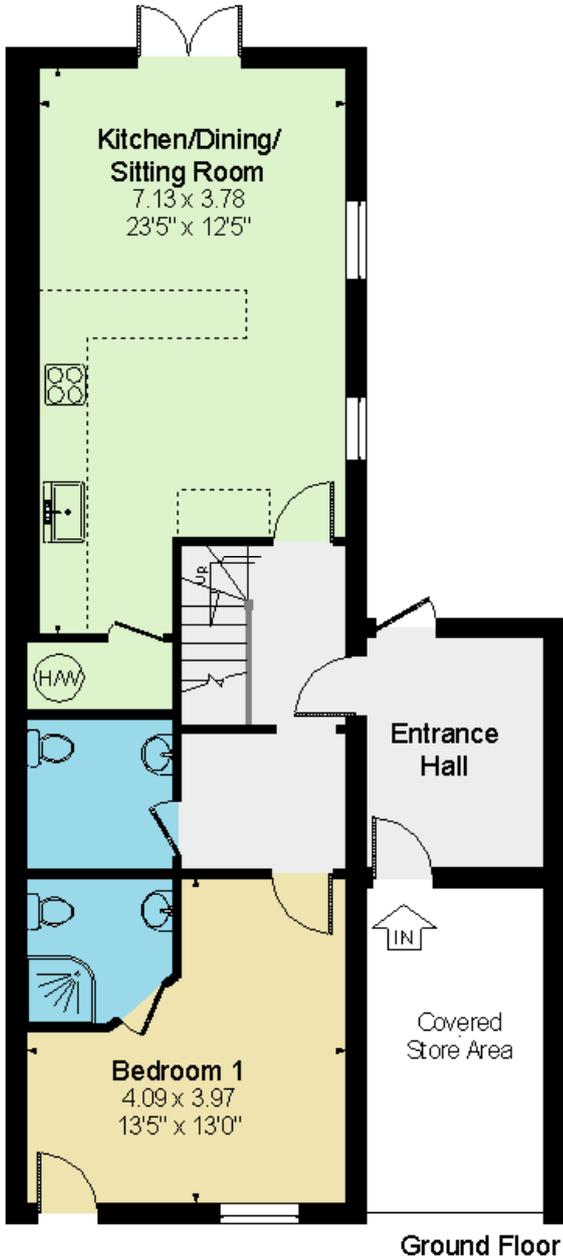
Property Highlights

- Original sash windows and deep skirtings throughout
- Kitchen/Dining/Sitting Room with French doors to rear garden
- 6 Bedrooms, 3 with En Suite Shower Rooms
- Ample storage
- Gas central heating
- Enclosed rear garden with pedestrian access via Clare Street
- No onward chain
- Potential investment opportunity

**11 ST. LUKES STREET,
CAMBRIDGE CB4 3DA**

Gross Internal Area 162 sq m (1744 sq ft)
 excluding Covered Store Area

- Bedrooms
- Bathroom
- Reception/Kitchen
- Circulation



NOT TO SCALE: For guidance purposes only
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