



SUPANEE COURT, FRENCHS ROAD, CAMBRIDGE



Guide Price: £375,000

This is a beautifully presented two-bedroom first -floor apartment close to Castle Hill and Cambridge city centre. Bright and spacious throughout, the property has an open-plan living/dining area overlooking attractive mature communal gardens, plus gated access to residents' parking and garages.



Features

- ✓ No Onward Chain
- ✓ Allocated Parking
- ✓ Long Lease
956 Years
Remaining
- ✓ Lock-Up Garage
- ✓ First Floor
- ✓ Private Communal
Garden

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SUPANEE COURT, FRENCHS ROAD

Delightful, Beautifully Presented Two-Bedroom Apartment in a Popular City Location

We are delighted to offer this beautifully presented two-bedroom, first-floor apartment, situated within the popular Supanee Court development on Frenchs Road, just north of the River Cam and within easy reach of Castle Hill and Cambridge City Centre.

Supanee Court is an exclusive residential development set within attractive, mature communal gardens with a gated entrance providing access to the resident's parking areas and garages.

Positioned in a quiet, off-road, south-facing position, this apartment offers generously proportioned accommodation with a particularly appealing open plan living and dining area overlooking the communal gardens.

The entrance hall creates a welcoming first impression and provides access to the principal rooms, together with useful built-in storage.

To the right is the kitchen, fitted with a range of light wood-effect units and generous worktop space. Appliances and provisions include an electric hob and oven, plumbing for a washing machine and space for an under-counter fridge. A large breakfast bar-style opening connects the kitchen with the adjoining living and dining area, allowing the two spaces to work particularly well together.

The lounge and dining room is a standout feature of the apartment. An exceptionally bright and spacious room with an impressive floor-to-ceiling window arrangement drawing in an abundance of natural light. Its south-facing aspect provides an attractive outlook across the mature communal gardens, creating a wonderful leafy backdrop and a surprising sense of tranquillity for such a convenient city location.

There is ample room for both generous sitting and dining areas, making this an equally appealing space for relaxing and entertaining.

The apartment provides two well-proportioned double bedrooms, including a particularly spacious main bedroom and a second double bedroom benefiting from built-in wardrobe space.

The bathroom is fitted with a white suite comprising a bath with shower over, WC and wash basin, complemented by tiled walls and a heated towel rail.

Outside

Supanee Court is surrounded by attractive, established communal gardens which give the development its distinctive leafy character. Residents also benefit from a gated entrance providing secure access to the parking and garage area.

One of the real attractions of Supanee Court is its excellent position just north of the River Cam, combining convenient access to the heart of Cambridge with the more relaxed surroundings of an established residential development.

Castle Hill and the historic city centre are within easy reach, providing access to Cambridge's extensive range of independent shops, cafés, restaurants, cultural attractions and University colleges. Jesus Green, the River Cam and the city's open spaces are also readily accessible, offering attractive opportunities for walking, cycling and enjoying the riverside.

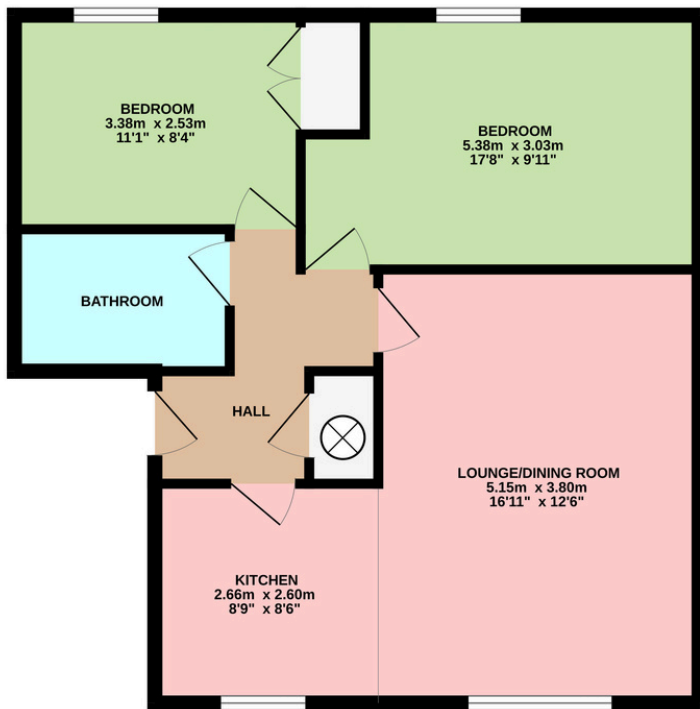
The property is also ideally placed for transport links, with regular bus services nearby and convenient access to both Cambridge North and Cambridge railway stations. For those travelling by road, the location provides straightforward access to the A14 and M11, making it well suited to commuters and those travelling further afield. Cambridge Science Park and the city's major business and employment areas are also within easy reach, adding to the appeal for professionals working in and around Cambridge.

For everyday convenience, there is a good selection of shops and amenities around nearby Histon Road, making the apartment particularly well positioned for those wanting to enjoy Cambridge whilst still being in direct reach of amenities.

Combining generous accommodation, an impressive south-facing living space, mature surroundings and an excellent Cambridge location, this delightful apartment offers an appealing opportunity for buyers looking for comfortable city living within easy reach of everything Cambridge has to offer.

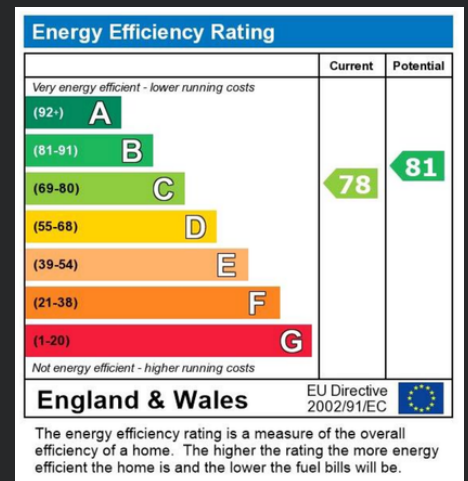
Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR
64.0 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA: 64.0 sq.m. (689 sq.ft.) 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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TENURE: LEASEHOLD
CURRENT GROUND RENT: £63.70 BI-ANNUALLY
CURRENT SERVICE CHARGE: £673.00 BI-ANNUALLY
SIZE: 689 SQFT
EPC BAND: C
COUNCIL TAX BAND: C
LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL

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