



**THE GLASS BUILDING**  
Kingfisher Way, Cambridge

Carter Jonas



## THE GLASS BUILDING, KINGFISHER WAY, CAMBRIDGE, CB2 8EN

- Cambridge Train Station - approx. 0.6 mile walk
- Cambridge Leisure Park - approx. 0.6 mile walk
- Addenbrookes Hospital - approx. 1.9 miles
- Cambridge City Centre - approx. 1.5 miles

Stunning contemporary design & layout • Impressive open-plan living; ideal for entertaining • Underfloor heating • Lift • Secure sub floor parking plus additional visitor spaces • Large balcony offering great views • Very well presented & ready for early occupation • Prestigious development to the west of the city centre • Internal viewing strongly recommended • EPC rating C

### DESCRIPTION

Introducing The Glass Building: a stunning contemporary residence boasting a first-floor modern apartment that seamlessly blends luxury with functionality. As you step through the grand entrance, you're greeted by a spacious solid wood hallway, adorned with ample storage cupboards, and equipped with the apartment's telephone entrance system, ensuring both security and convenience.

Step into the heart of the home: a generous kitchen living area designed for both culinary enthusiasts and relaxation seekers. The kitchen is fully equipped with top-of-the-line appliances, including an integrated fridge freezer, AEG oven, and Hotpoint hob. A centrally positioned kitchen island offers additional storage and features a sink, added storage, and built in electric points, providing the perfect hub for culinary creativity and casual dining.

Indulge in the luxurious modern family bathroom, featuring tiled flooring and a suite comprising a bath, walk-in shower, low-level w/c, and wash basin.

## A BEAUTIFULLY PRESENTED 2-BEDROOM FLAT, SITUATED IN THE STIRLING-PRIZE WINNING ACCORDIA DEVELOPMENT LOCATED IN THE HEART OF CAMBRIDGE.



This bathroom conveniently incorporates a Jack and Jill system, seamlessly connecting to the main double bedroom which opens onto a balcony stretching the entire length of the apartment, offering panoramic views of the surrounding wooded landscape. Additionally, access to the balcony is provided from every room in the apartment, ensuring a seamless indoor-outdoor living experience.

The second bedroom offers versatility with a partition wall that can be opened to create an expansive living area or closed to accommodate guests, providing flexibility to suit various lifestyle needs.

Nestled within the award-winning Accordia development, renowned for its architectural excellence, every room in this residence offers breathtaking views of the lush wooded area, seamlessly merging indoor tranquillity with outdoor serenity.

Enhancing the allure of this exceptional residence are sliding doors that invite the outdoors in, while underfloor heating ensures comfort throughout the property year-round. Spotlighting illuminates the contemporary design elements, adding a touch of sophistication to every corner of the home.

Furthermore, the apartment includes access to sub-level secure parking, providing residents with convenience and peace of mind regarding their vehicles' safety and accessibility.

With access from both bedrooms and the living area, the generously sized balcony is a true gem of the residence, offering a serene sanctuary where you can connect with the surrounding greenery. Whether you're hosting a lively gathering with friends or simply seeking a moment of solitude, the balcony provides the perfect setting.

## ADDITIONAL INFORMATION

**Tenure:** Share of Freehold. Lease length approximately 980 years. Peppercorn rent.

**Services:** All main services connected

**Local Authority:** Cambridge City Council

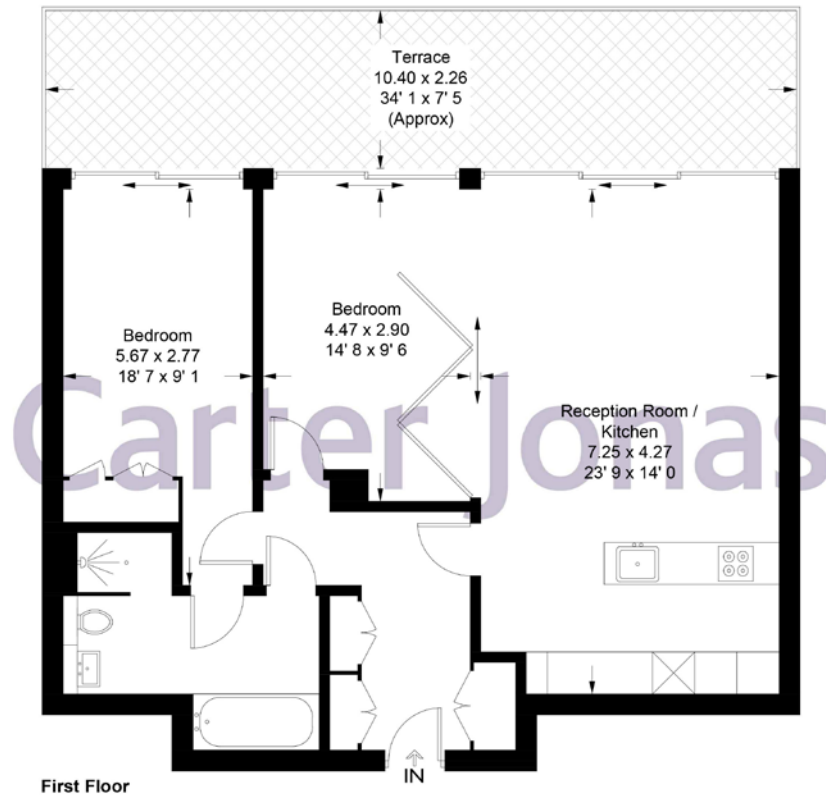
**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





## The Glass Building

Approximate Gross Internal Area = 846 sq ft / 78.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### IMPORTANT INFORMATION

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