



3 Wedgewood Drive  
Cambridge, CB1 9PQ

**Guide price £200,000**





## 3 Wedgewood Drive

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- No onward chain
- Close to Arm & Addenbrooke's
- Long lease of 965 years
- 503 sqft / 46 sqm

A bright & recently decorated ground-floor apartment, conveniently located in a cul-de-sac just off Cherry Hinton's High Street & available with no onward chain.

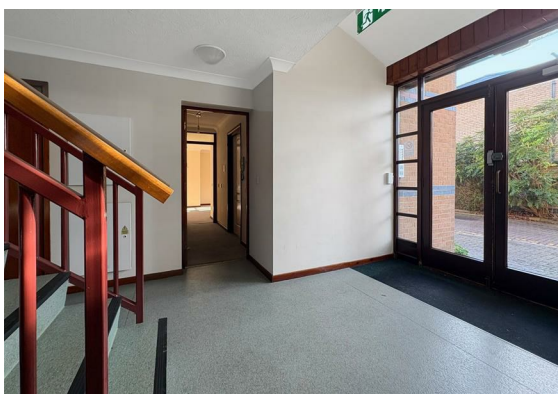
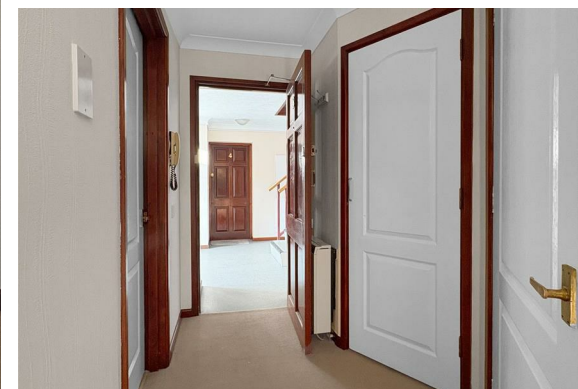
This ground-floor apartment is well suited to first-time/investment buyers alike & is conveniently situated just off the High Street with its broad range of amenities. The property benefits from having been re-painted & the bedroom is also newly carpeted.

There is a light & airy living/dining room which benefits from a dual aspect. The adjoining kitchen has been fitted with a basic range of units; all integrated & freestanding appliances are included within the sale. The entrance hall has a useful storage cupboard with space for coats & footwear.

The double bedroom has built-in wardrobes & bedside chests. The bathroom has been fitted with a white suite comprising a low-level W.C., wash hand basin & a panelled bath with shower over.

The property is leasehold with 965 years left on the lease, no ground rent & a service charge of £1500 per annum, payable every 6-months in £750 installments.

Cherry Hinton is a thriving suburb just south east of the city. It is incredibly







well served by a traditional High Street with an excellent range of shops, pubs, restaurants & takeaways plus leisure & health facilities. There is also a major Tesco supermarket off Yarrow Road.

There are 2 primary schools which feed The Netherhall secondary school.

The area is highly popular with commuters thanks to its excellent access Arm Headquarters (0.6 miles) Addenbrooke's (1.7 miles), Cambridge railway station (2 miles) & on to the City Centre (3.5 miles). The area also suits those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity.

Agents note:

Please note, there is no parking allocated to the apartment. The High Street & other nearby roads will have unrestricted parking available.





## Floor Plan

Approx. 46.7 sq. metres (502.9 sq. feet)

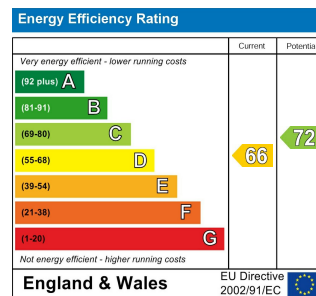


Total area: approx. 46.7 sq. metres (502.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Leasehold  
Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.