

CHERRY
TREES
APARTMENTS

509 Coldhams Lane
Cambridge, CB1 3JT

Offers over £190,000



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- Allocated parking and two bike stores
- Communal gardens
- Electric heating
- Leasehold (244 years remaining)
- Accessed through fob controlled electric gates

A bright and conveniently situated first-floor apartment with allocated parking and well tended communal gardens. The property is well suited to first-time / investment buyers alike.

The development was constructed in 2021 and finished to a sleek and modern standard throughout. Attractive floors, an abundance of natural light and a well-equipped, modern kitchen sit alongside a light-filled living room. The double bedroom includes a large built-in wardrobe. The shower room is complemented by part tiled walls and inset spotlights.

The development offers excellent security and convenience for residents. The gated car park is secured each evening from 7pm and can be accessed via a remote-control fob or key code.

For cyclists, there are two dedicated bicycle parking areas to the rear of the building, one fully sheltered for weather protection and another open-air space secured with a combination door lock, providing safe and practical storage options.

The Cherry Trees Apartments enjoy a superb location with excellent access to Cambridge's key amenities and employers. Major hubs are minutes away including ARM HQ 1.25 miles,





Biomedical Campus 2.25 miles, and Cambridge Science Park 6.5 miles.

Tesco and Sainsbury's superstores, Cherry Hinton High Street with shops, pubs, doctors and dentist are all close by. For leisure, David Lloyd Gym is a short walk away, with Cherry Hinton Hall 1.3 miles and Cambridge Leisure Park 3 miles. Cambridge city centre is just 3.5 miles away.

These apartments offer an ideal first home or investment in a thriving city location.

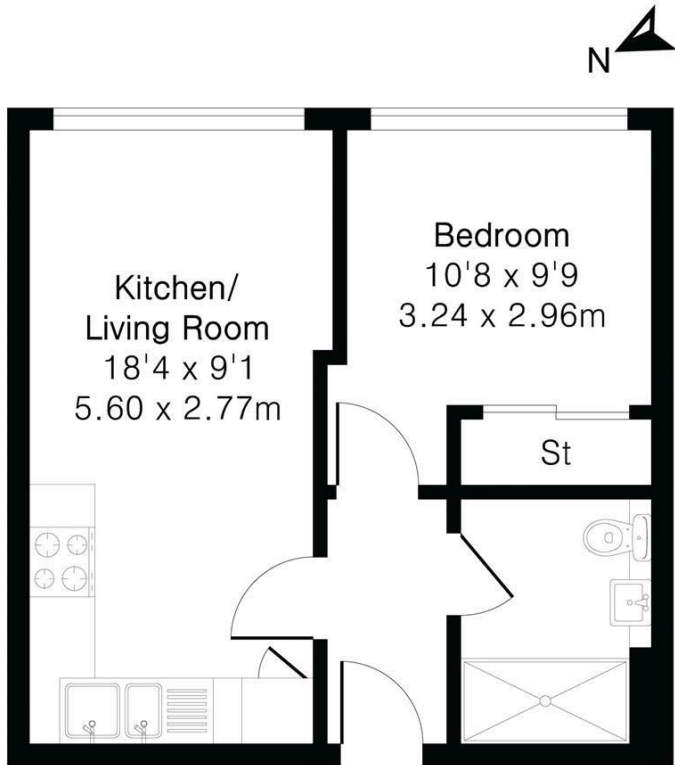
The property is leasehold with around 244 years remaining, with a peppercorn ground rent and a service charge of 1268.55 per annum.

Agent's Note:

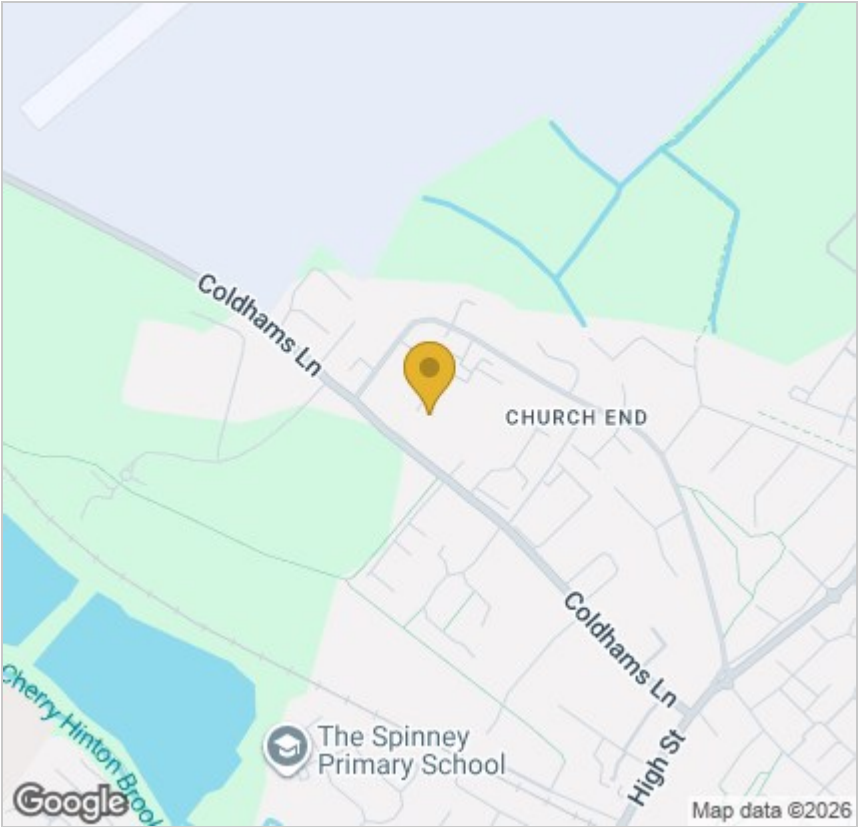
We understand that any new purchaser will become a shareholder in Cherry Trees Apartments Service Co. Ltd. Once all apartments have been privately sold, and the rear site disposed of, the owner of the apartment will have a share-of-freehold interest.



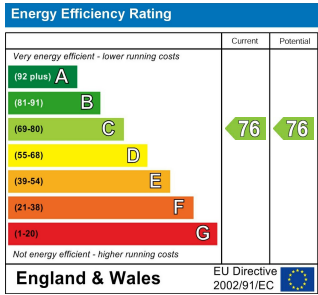
Approximate Gross Internal Area 342 sq ft - 32 sq m



First Floor



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.

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