GRAY TOYNBEE



31 Sherlock Close

Cambridge, CB3 0HP

Guide price £300,000

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- Direct access to communal gardens
- No onward chain
- 2 bed, 1 bath, 1 recep
- Share-of-freehold







A light and airy ground floor apartment, enjoying idyllic views and southerly aspects over well tended communal gardens, within easy reach of the historic City Centre, with no onward chain.

This established 1960's apartment is in need of some modernisation, but generally has been well cared for over the years. The property benefits from a share of the freehold interest and direct access to well manicured communal gardens.

The accommodation briefly comprises a large entrance hall with plenty of built-in storage, including a large walk-in store with space for coats and footwear. There is a bright open-plan living/dining room, providing a dual aspect and a door leading to the garden. The kitchen has been fitted with a basic range of units and houses a Vaillant combi-boiler.

There are 2 double bedrooms, both have built-in cupboards, southerly aspects and offer unrestricted views over the communal gardens. The bathroom is fitted with a white 3-piece suite.

Outside, No.31 benefits from it's own patio area, well suited to alfresco dining and accessed via the living room. This in turn fronts onto enclosed quiet communal gardens that can be accessed and used any time. There is









an outbuilding with plenty of storage, great for bicycles. The development has private car parking areas and there is additional weekday morning permit parking.

The property has a share of freehold. There are 122 years remaining on the lease and an annual service charge of £2,340 which includes water supply and buildings insurance. Managing agents are Sherlock Close Residents Society and there is no ground rent.

Sherlock Close lies off Sherlock Road which is in turn off Huntingdon Road, about 1.25 miles north west of Cambridge City centre. There are local shopping facilities in nearby Histon Road, Victoria Road & Castle Hill. Eddington (Cambridge West) is a short walk away & provides extra amenities, including schooling in the University of Cambridge Primary School & a Sainsburys Supermarket

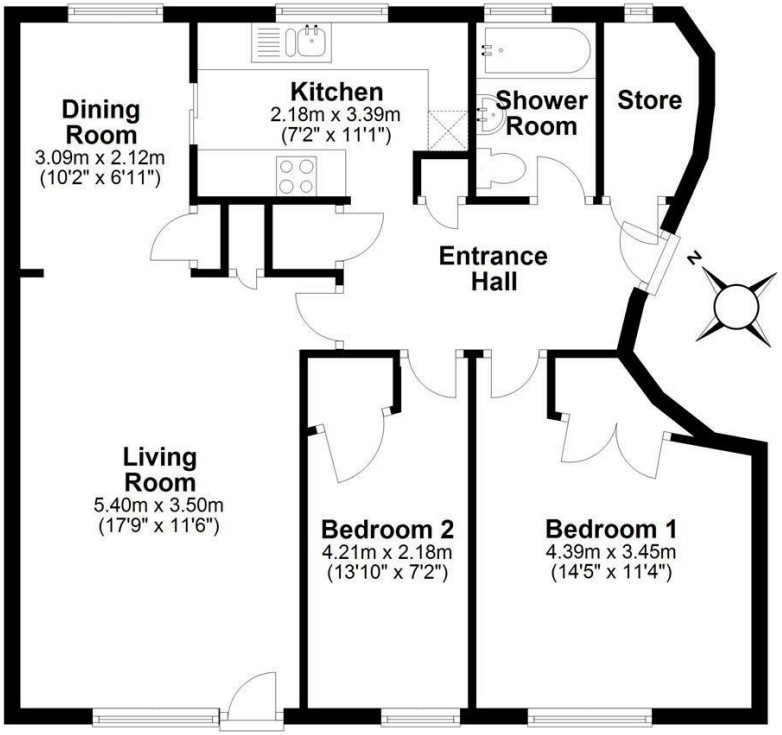




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Floor Plan

Approx. 72.9 sq. metres (784.6 sq. feet)

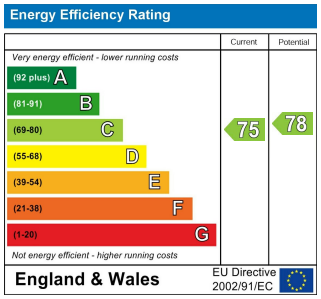


Total area: approx. 72.9 sq. metres (784.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold
Council tax band: C

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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