



19 Amhurst Court, Grange Road,  
Cambridge, CB3 9BH

**Guide price £495,000**





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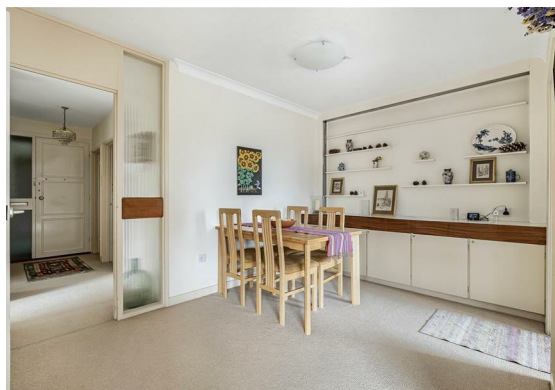
- No chain
- First class development
- Garage
- Wall and roof insulation
- EPC rating: C

A top-floor apartment with lovely views and spacious, well-appointed accommodation of almost 900 sq. ft, and with the benefit of a garage.

This two-bedroom, two-bathroom property is bright and spacious with open-plan living/dining and a high-quality German kitchen.

The secure communal hall has a lift and stairs to all floors. The property has an entrance hall with built-in storage. The main reception area is divided into living and dining spaces, with a dual aspect and a large picture window enjoying easterly views towards the beautiful communal gardens and grounds. The living area has a decorative fireplace, and the dining area has a useful, wide dresser along one wall. The kitchen is Poggenpohl and well-equipped with an oven, hob, and extractor, plus space for other appliances.

The bedrooms are both a good size and have built-in wardrobes. There is a bathroom and a







separate shower room, both are well fitted with wall and floor tiling and towel rails.

There is a central heating system via the communal boiler.

The grounds and gardens of the Pinehurst development are second to none; they are wonderfully mature, well-planned and beautifully maintained, ensuring the setting is peaceful, private and sought-after.

There is resident parking, and the property is sold with the benefit of a garage.

What3words: ///fails.sleepy.enhancement



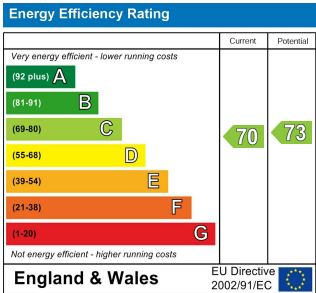


**Approximate Gross Internal Area 889 sq ft - 83 sq m  
(Excluding Garage)**

Garage Area 136 sq ft – 13 sq m



**Energy Efficiency Graph**



Tenure: Leasehold - Share of Freehold with 963 years remaining

Service charge: £4,434.40 per annum which includes all water consumption and central heating

Ground rent: £0

Council tax band: E

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