



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.

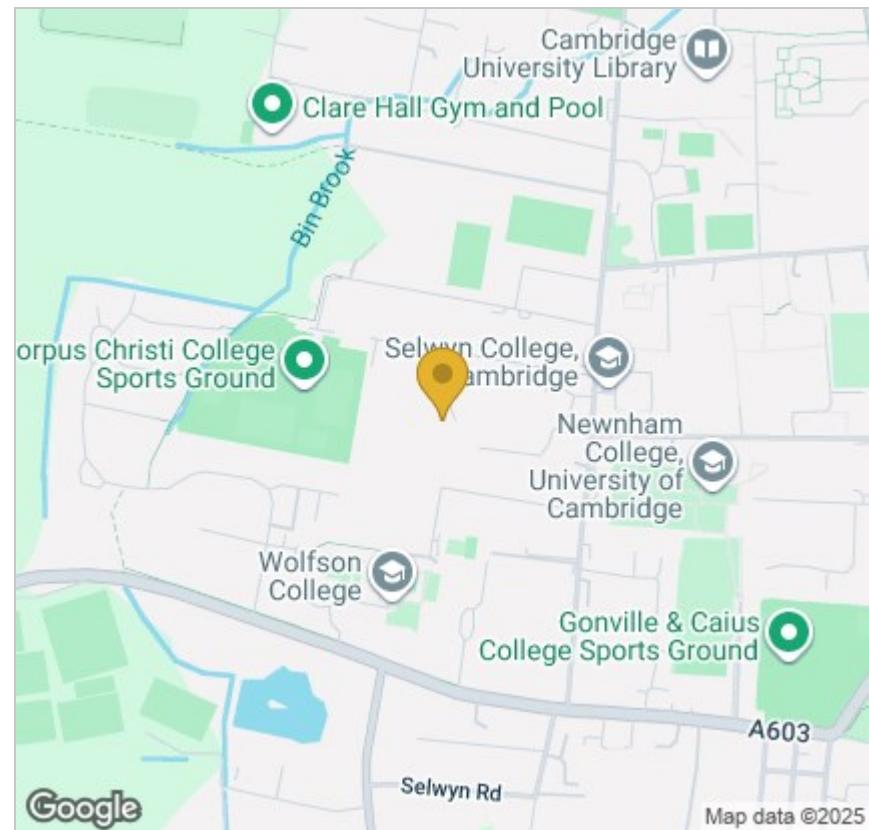
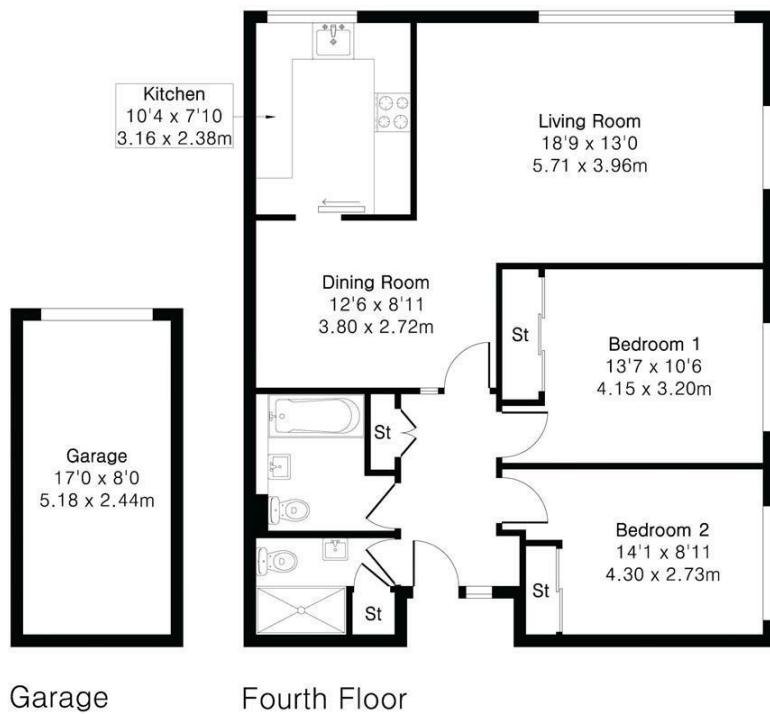
There is resident parking, and the property is sold with the benefit of a garage.

What3words: ///fails.sleepy.enhancement

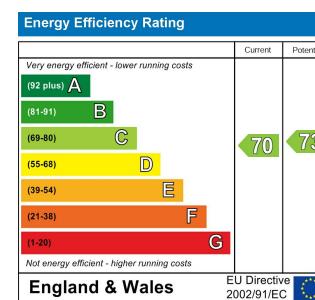


**Approximate Gross Internal Area 889 sq ft - 83 sq m
(Excluding Garage)**

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

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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