



**SHERLOCK CLOSE**  
Cambridge

Carter Jonas

---

## SHERLOCK CLOSE, CAMBRIDGE, CB3 0HW

- A14 - approx. 1.8 miles
- Cambridge City Centre - approx. 1.5 miles
- Cambridge North Railway Station - approx. 3.5 miles

Vastly popular position • Over 800sq.ft of accommodation • Pleasant communal gardens • Parking • No onward chain • Well-presented throughout • EPC rating C

### DESCRIPTION

An immaculately presented and deceptively spacious two bedroom first floor apartment boasting a particularly desirable position in town. The well-proportioned accommodation offers an entrance hall, sitting/dining room, kitchen, utility room, two double sized bedrooms and a bathroom. Externally enjoying ample communal gardens and a parking space.

Entering into the entrance hall with multiple fitted cupboards. The large sitting/dining room enjoys ample natural light with windows to three aspects. The kitchen is well-presented with fitted units and drawers with worktops over and an inset double butler sink and drainer, with fitted appliances including fridge-freezer, oven, hob, microwave and dishwasher. The utility room offers the possibility to remain as it is, or become a study or third bedroom. The two bedrooms are both substantial in size and offer fitted wardrobes. Finally, the bathroom is extensively tiled with a bath and shower over, wash hand basin, heated towel rail and WC.

### OUTSIDE

The property enjoys particularly well manicured communal grounds which are predominately lawned with established hedging and shrubs throughout. There is also a designated bike store.

## A SPACIOUS AND IMMACULATELY PRESENTED TWO-BEDROOM APARTMENT BOASTING A POPULAR SETTING IN TOWN.



## LOCATION

Situated off Huntingdon Road just over a mile from Cambridge City centre, Sherlock Close comprises a group of purpose built apartments in a mature courtyard style development delightfully situated overlooking extensive central landscaped communal grounds. The location is likely to prove ideal for anyone needing access to university colleges and departments with a frequent bus service and cycle lane along Huntingdon Road. There is also easy access onto the region's main commuter routes (A14, M11, A11) and a pedestrian short-cut to excellent local shopping facilities on Histon Road.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold with 150 years from the 25th March 1998. The service charge is approximately £2,160 to include ground rent & water.

**Services:** Gas fired central heating. Mains water, gas, drainage and electricity

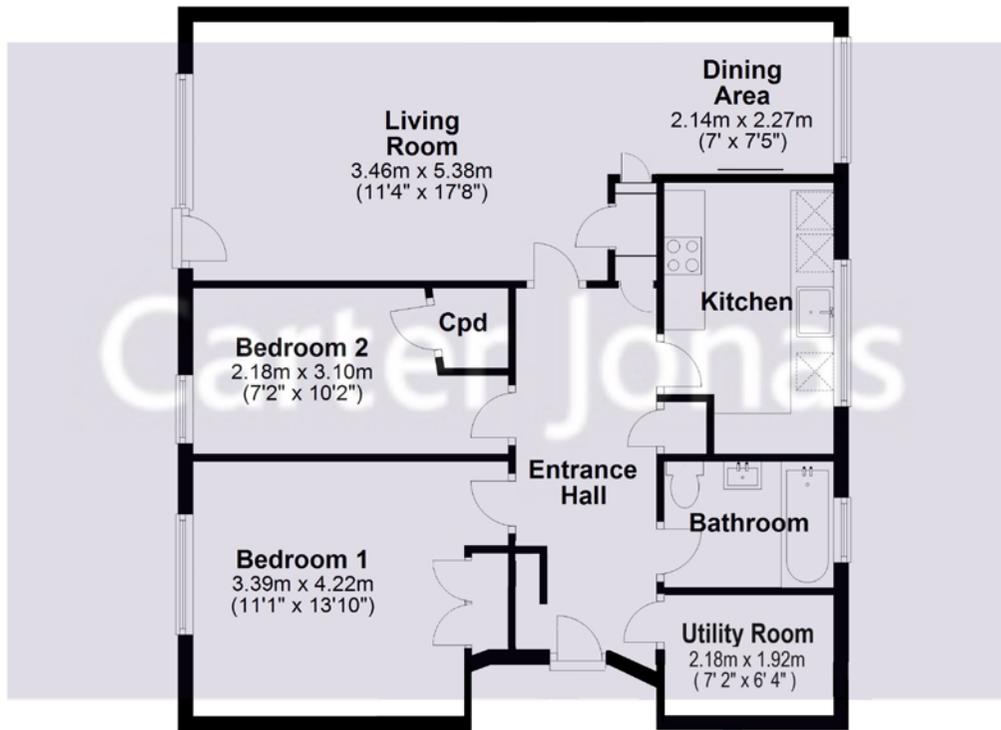
**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



## Floor Plan

Total area: approx. 77 square meters ( 828 square feet )



Total area: approx. 77 square meters ( 828 square feet )

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

**Cambridge South 01223 403330**

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.