



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

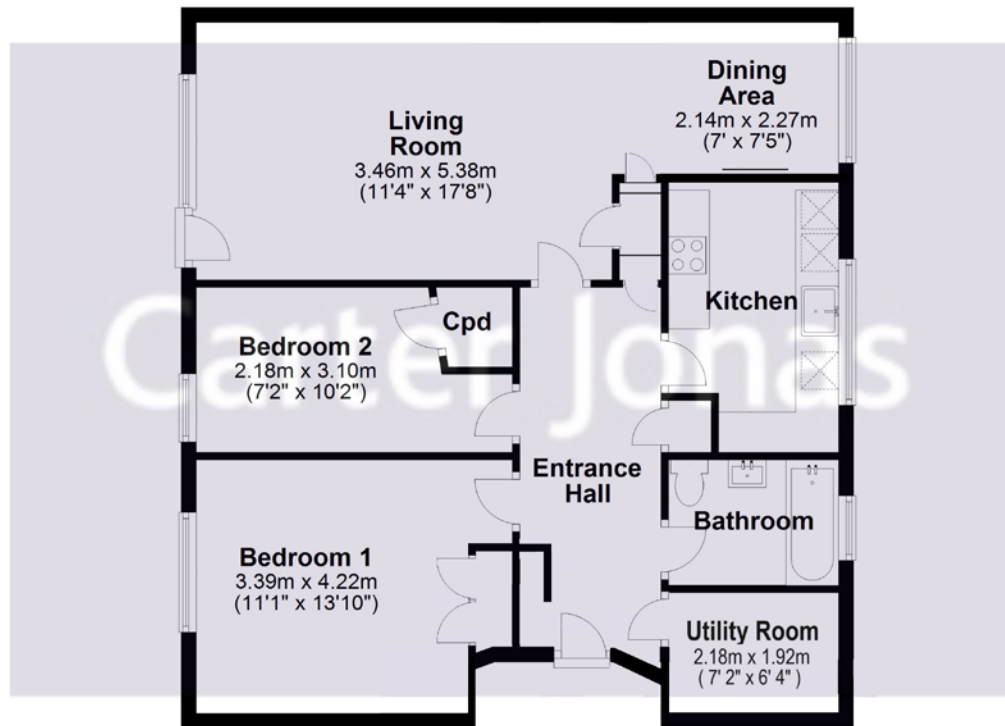
Local Authority: Cambridge City Council

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



Floor Plan

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



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Drawings are for guidance only
Plan produced using PlanUp.



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

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