



CHERWELL COURT

**Cherwell Court, Cambridge, CB3 9JT**

**CHEFFINS**

## Cherwell Court

Cambridge,  
CB3 9JT

A well presented first floor apartment extending to approximately 720sqft. The property further benefits from a garage and is located within the heart of this well served district of the city close to Lammas Land and Grantchester Meadows with easy access to the city centre.

### LOCATION

Cherwell Court is pleasantly situated in the heart of Newnham, one of Cambridge's most sought-after residential districts, renowned for its leafy surroundings and excellent local amenities. Barton Road and Newnham village provide a variety of everyday shopping facilities, cafés and highly regarded schools, while the city centre, the River Cam and Lammas Land are all within walking or cycling distance. The location offers convenient access to the University of Cambridge colleges and departments, as well as the A1303 and M11, providing excellent links to London and the wider region.



Guide Price £425,000





## ENTRANCE INTO COMMUNAL HALL

carpeted, electric storage heater, stairs leading up to first floor where the apartment is located, double glazed windows overlooking both the front and rear of the property.

## FRONT DOOR

leading into:

## ENTRANCE HALL

carpeted, radiator, downlight, storage cupboard with shelving and coat hanging rail, additional storage cupboard, access into various rooms.

## SITTING/DINING ROOM

carpeted, double glazed dual aspect windows overlooking the front and rear of the property, two radiators, two downlights, serving hatch into kitchen.

## KITCHEN

with vinyl flooring and part tiled walls, double glazed window overlooking the front of the property, a range of floor and wall units, laminate worktop, 4 ring gas hob, integrated Firenzi oven, space and plumbing for washing machine, stainless steel one and a half sink and drainer with mixer tap, fridge/freezer, boiler and downlight.

## BATHROOM

with vinyl flooring, tiled walls, bath with shower over, wash hand basin, radiator, double glazed frosted window overlooking rear of the property, downlight, extractor fan.

## SEPARATE W C

with vinyl flooring, low level w.c., wash hand basin, double glazed window overlooking rear of the property, radiator, downlight.

## PRINCIPAL BEDROOM

carpeted, double glazed window overlooking the rear of the property, radiator, downlight, built-in wardrobe with shelving and hanging rail, further overhead storage space.

## BEDROOM 2

carpeted, double glazed window overlooking rear of the property, built-in wardrobe with shelving and hanging rail, overhead storage, downlight, radiator.

## OUTSIDE

The property is approached via a pathway leading to front communal entrance door.

Communal garden predominantly laid to lawn with borders containing a variety of shrubs and hedging and enclosed by wall and timber fencing. Bike store enclosed by walls, pathway continues to bin store and outdoor storage cupboard perfect for bike or bin storage, timber gate leading out onto rear of the property. GARAGE with up and over door.

## AGENTS NOTE

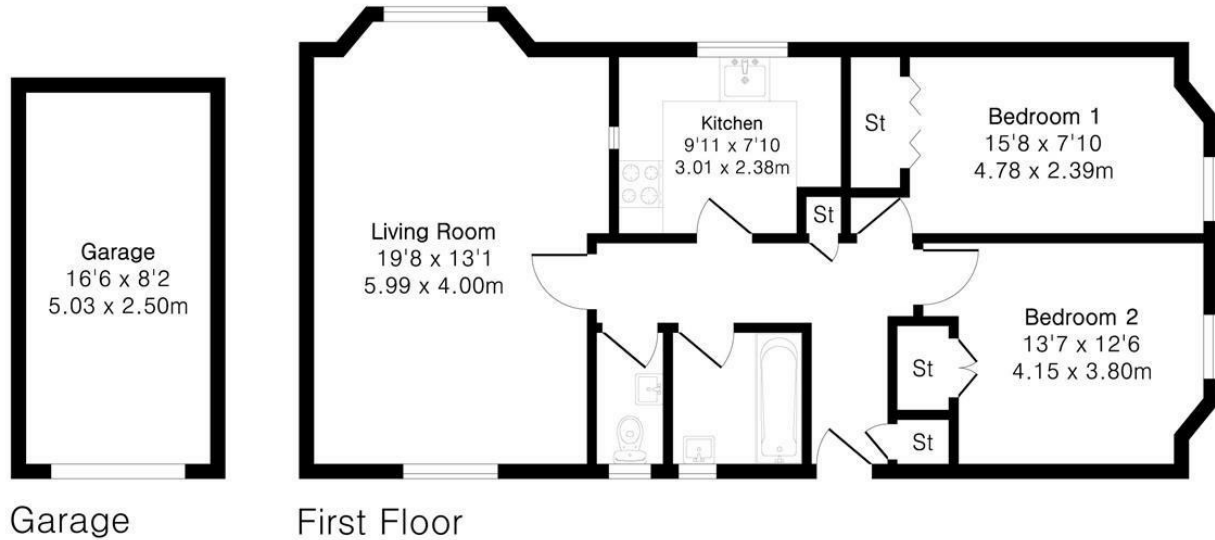
Tenure - Leasehold, Share of Freehold  
 Length of Lease - 953 Years Remaining  
 Annual Ground Rent - £0  
 Annual Service Charge - £3,000





**Approximate Gross Internal Area 720 sq ft - 67 sq m  
(Excluding Garage)**

Garage Area 135 sq ft – 13 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £425,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - D

Local Authority - Cambridge City Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**CHEFFINS**

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

