



Manor Court, Pinehurst, Cambridge, CB3 9BE

CHEFFINS

Grange Road

Cambridge,
CB3 9BE

A spacious first floor apartment within this handsome 1930's apartment block, within the highly regarded Pinehurst development. Known for its secluded parkland setting and proximity to the historic city centre and university "backs", including lift access and residents parking.

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Guide Price £600,000





LOCATION

Manor Court, Pinehurst is a well-located residential setting in north-west Cambridge, offering a practical blend of convenience and calm. The area benefits from excellent access to the A14 and M11, making it ideal for commuters, while regular bus routes and established cycle paths provide easy connections into Cambridge city centre, the Science Park and university departments. Local shops, schools and green spaces are close at hand, with larger retail facilities and everyday amenities readily accessible.

ENTRY PHONE

allowing access through the communal doors with staircase and flats and lift rising to the first floor.

ENTRANCE DOOR

leading into the apartment to:

HALLWAY

with picture rail, range of fitted cupboards with hanging rail and shelving with further storage cupboards above, mains wired smoke alarm and fire alarm, radiator, coat hooks.

CLOAKROOM

fitted with white suite comprising low level w.c., and wash hand basin with tiling to splashbacks, radiator, frosted window.

LIVING ROOM

with feature stone fireplace surround with electric fire, a pair of radiators, double glazed windows to two sides and a panelled and double glazed door leading out to small balcony, twin sliding doors leading through to:

DINING ROOM/BEDROOM 3

with picture rail, radiator, double glazed window.

KITCHEN

fitted with a range of storage cupboards and drawers with rolled top working surfaces with inset one and a half bowl single drainer sink unit with mixer tap,

freestanding cooker with extractor hood, plumbing and space for automatic washing machine, Bosch fridge/freezer, wall mounted Gloworm gas fired boiler providing domestic hot water and central heating system and a double glazed window.

BEDROOM 1

picture rail, fitted shelved storage cupboards with sliding doors, radiators, double glazed windows and a panelled and double glazed door leading out to small balcony.

BATHROOM

fitted with white three piece suite comprising shower bath with curved glazed shower screen, wall mounted shower controls and mixer tap, wash hand basin with mixer tap with storage cupboard below and mirror fronted storage cabinet, low level dual flush w.c., further cupboards and drawers, tiling to walls and floor, heated towel rail/radiator, double glazed and frosted window.

BEDROOM 2

picture rail, radiator, double glazed window.

OUTSIDE

SINGLE GARAGE in nearby block No. 14 with up and over door. Communal facilities include parking, electric vehicle charging points, secure bike storage, as well as the most attractive delightful landscaped grounds with a number of fine specimen trees and small woodland.

AGENTS NOTES

Tenure - Leasehold

Length of Lease - 174 Years Remaining

Annual Ground Rent - £70

Annual Service Charge - £4,338.85

Service Charge Review Period - N/A



