



Sherlock Close, Cambridge, CB3 0HP



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A beautifully presented and significantly upgraded two bedroom first floor apartment extending to approximately 839sqft with the added benefit of a study. The property is located in an attractive position within this favoured residential area, enjoying views over the well maintained communal gardens to the front and Fitzwilliam College playing field to the rear.



Guide Price £375,000





TIMBER FRONT DOOR

leading into:

ENTRANCE HALL

with wood effect laminate flooring, wall lights, storage cupboard with hanging rail, additional storage cupboard and access into various rooms.

SITTING/DINING ROOM

with continuation of the wood effect laminate flooring, upvc double glazed window overlooking communal gardens to the front, radiators, wall lights, a further upvc double glazed window overlooking Fitzwilliam playing fields in the dining area.

KITCHEN

with wood effect tiled flooring, timber worktops and a range of floor units, one and a half butler style sink and drainer with mixer tap, part tiled walls, upvc double glazed window overlooking Fitzwilliam playing fields, boiler, integrated appliances include Hotpoint oven and microwave, Hotpoint hob and extractor fan, integrated Bush dishwasher, integrated Bush washing machine, downlighter.

PRINCIPAL BEDROOM

carpeted, upvc double glazed window overlooking communal gardens to the front, wall lights, radiator, built-in wardrobe with hanging rail, further overhead storage cupboard.

BEDROOM 2

carpeted, upvc double glazed window overlooking communal gardens to the front of the property, radiator, wall light, built-in wardrobe with hanging rail and further overhead storage cupboard.

STUDY

carpeted, radiator, window overlooking Fitzwilliam playing fields, wall lights, fuse box.

BATHROOM

with tiled flooring, part tiled walls, walk-in tiled shower with upvc double glazed window overlooking Fitzwilliam playing fields, wash hand basin and low level w.c., extractor fan, wall lights.

OUTSIDE

The property is approached via pathway through communal gardens leading to communal front door with stairs up to first floor where the apartment is located.

Brick built bike shed with timber door. Communal gardens are predominantly laid to lawn with a variety of borders containing shrubs, hedges and trees as well as further trees including willow tree to the front of the property. Allocated Permit parking for Sherlock Close permit holding residents. Further on road Permit parking for permit holders which is under the Benson North zone.

AGENTS NOTE

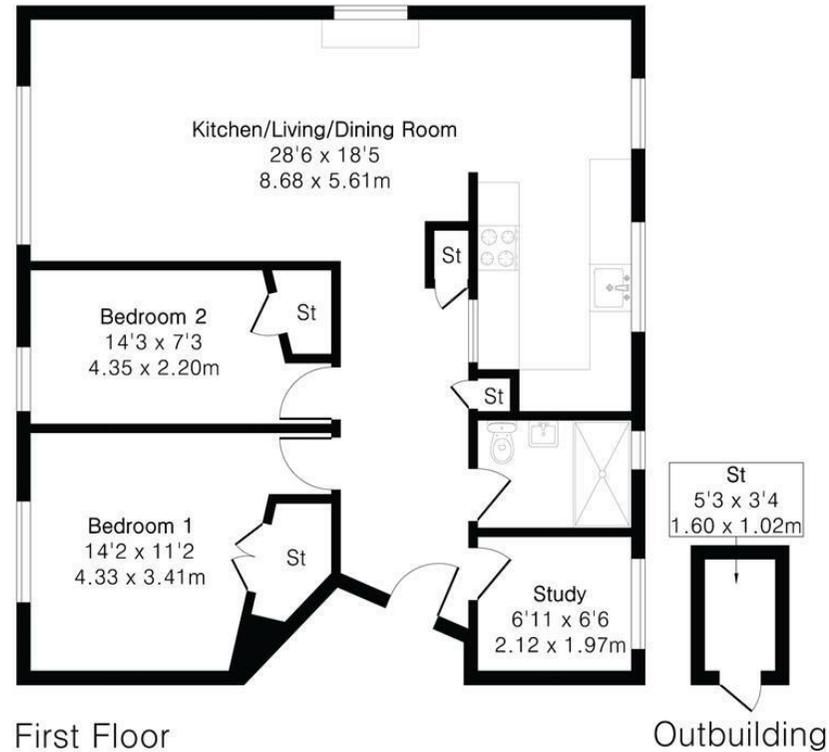
Tenure - Leasehold, Share of Freehold
Length of Lease - 990 Years Remaining
Annual Ground Rent - Peppercorn
Annual Service Charge - £2,340

The lease is being extended and will complete with a new 990 year lease.





Approximate Gross Internal Area 839 sq ft - 78 sq m
(Excluding Outbuilding)
 Outbuilding Area 18 sq ft – 2 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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 £375,000

Tenure – Leasehold – Share of Freehold

Council Tax Band – C

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.



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>.

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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.

