Manor Court, Pinehurst, Cambridge, CB3 9BE

CHEFFINS

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Grange Road

Cambridge,
CB3 9BE

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Guide Price £550,000

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.

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.

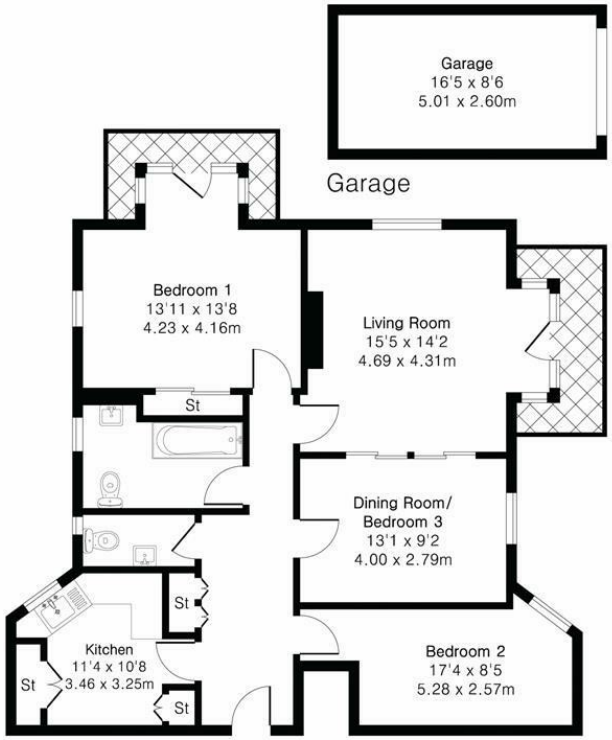
BATHROOM
fitted with white three piece suite comprising shower bath with curved glazed shower screen, wall mounted shower controls and mixer tap, wash hand basin with mixer tap with storage cupboard below and mirror fronted storage cabinet, low level dual flush w.c., further cupboards and drawers, tiling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

BEDROOM 2
picture rail, radiator, double glazed window.

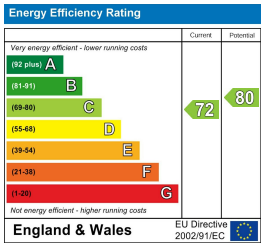
OUTSIDE
SINGLE GARAGE in nearby block No. 14 with up and over door. Communal facilities include parking, electric vehicle charging points, secure bike storage, as well as the most attractive delightful landscaped grounds with a number of fine specimen trees and small woodland.

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

Approximate Gross Internal Area 935 sq ft - 87 sq m
(Excluding Garage)
Garage Area 140 sq ft – 13 sq m



First Floor



PINK PLAN

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.

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Guide Price £550,000
Tenure - Leasehold
Council Tax Band - E
Local Authority - Cambridge City Council

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.