



Ventress Farm Court, Cambridge, CB1 8HD

CHEFFINS

Ventress Farm Court

Cambridge,
CB1 8HD

This is a rare opportunity to acquire a spacious ground-floor apartment with vacant possession, featuring three bedrooms within a peaceful development on the sought-after south side of the city. The property offers the added benefit of an en-bloc garage.

LOCATION

Ventress Farm Court in Cambridge is ideally situated in a well-connected and vibrant area. Just a stone's throw away is Cherry Hinton Road, offering a range of essential amenities including a Co-op supermarket, local bakeries, independent shops, cafes, and takeaways. For more extensive shopping, The Beehive Centre and Cambridge Retail Park are both a short drive away, featuring stores like ASDA, TK Maxx, and M&S Foodhall. For leisure, the nearby Hills Road Sports Centre and Coleridge Recreation Ground provide excellent facilities for fitness and outdoor activities. The area is well-served by reputable schools such as Morley Memorial Primary School and Coleridge Community College, making it suitable for families. Healthcare facilities, including the Mill Road Surgery and Addenbrooke's Hospital, are also easily accessible. Transport links are excellent, with frequent bus services along Cherry Hinton Road providing quick access to Cambridge city centre, while Cambridge railway station is less than two miles away, offering fast rail connections to London and other major cities. The location is also well-connected by road, with easy access to the A14 and M11, making Ventress Farm Court a convenient base for commuters and those who wish to explore the wider region.

3 1 1

Guide Price £315,000





ENTRANCE DOOR

with doorviewer leading through into:

ENTRANCE LOBBY

with storage cupboard and inset floormat with door leading into:

ENTRANCE HALLWAY

with built-in storage cupboards with fitted timber shelving, radiator and access doors to respective rooms, wall mounted thermostat.

LIVING/DINING ROOM

with radiators, double glazed window and door to both side aspects with one providing access and views over the well maintained communal areas.

KITCHEN

comprises a collection of base and wall mounted storage cupboards and drawers with laminate work surface, large inset stainless steel sink with hot and cold taps and drainer to either side, space for oven with extractor fan above, tiled surround, space for fridge/freezer, space and plumbing for washing machine, double panelled radiator, Vaillant wall mounted gas combi boiler and double glazed window to front aspect with tiled upstand.

BEDROOM 1

with radiator, double glazed window to side aspect.

BEDROOM 2

with built-in wardrobe fitted with hanging rail, radiator, double glazed window to front aspect.

BEDROOM 3

with built-in wardrobe fitted with hanging rail, radiator, double glazed window overlooking communal areas.

FAMILY BATHROOM

comprising two piece suite with large walk in shower, wall mounted shower head, glazed shower partition, wash hand basin with hot and cold mixer taps, tiled upstand, double glazed window fitted with privacy glass and extractor fan, radiator.

SEPARATE W.C.

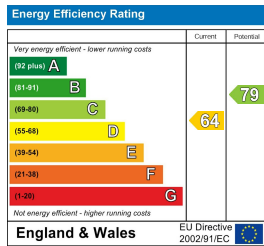
with low level w.c. with concealed dual hand flush, double glazed window fitted with privacy glass to front aspect, extractor fan.

OUTSIDE

The property is accessed via a communal entrance door with electronic code entry with stairs leading up to the top floor apartment. Lockable storage cupboard. The property benefits from the inclusion of a GARAGE (situated in a separate block) and also has use of a well maintained communal garden.

AGENTS NOTE

Tenure - Leasehold
Length of Lease - 983 Years Remaining
Annual Ground Rent - £0
Annual Service Charge - Approximately £1,595
Service Charge Review Period - N/A



Guide Price £315,000

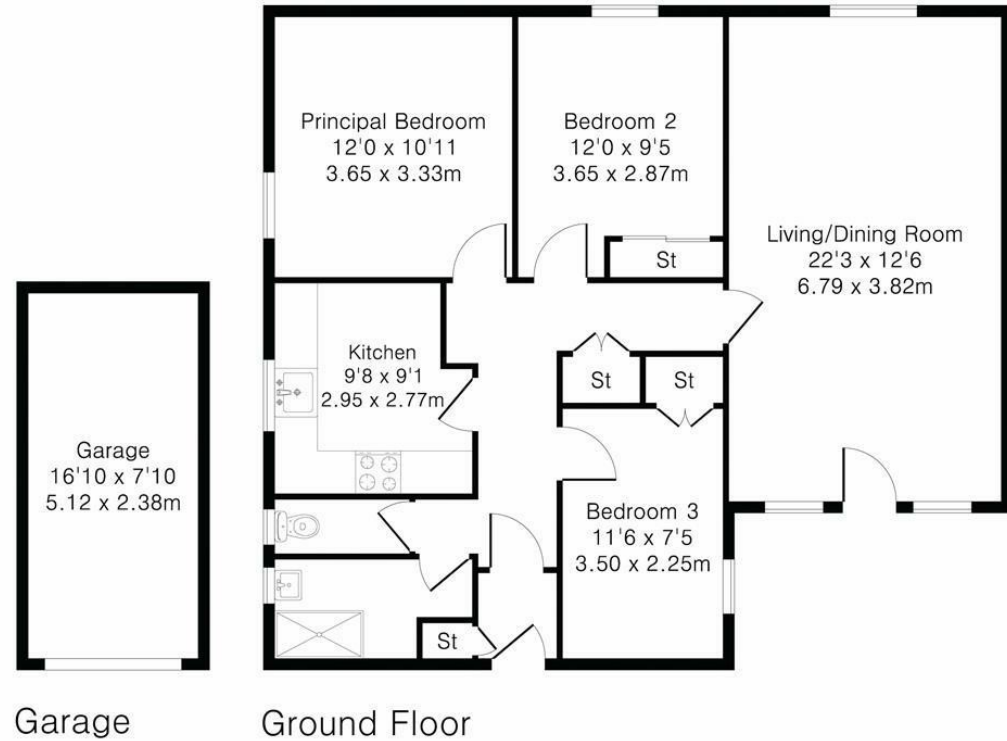
Tenure - Leasehold - Share of Freehold

Council Tax Band - C

Local Authority - Cambridge City Council

Approximate Gross Internal Area 893 sq ft - 83 sq m

Garage Area 131 sq ft - 12 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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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.

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