



Bush & Co.



## 13 Wenvoe Close, Cherry Hinton, CB1 9JG

Guide Price £270,000 Leasehold



Energy Rating Band C

13 Wenvoe Close is a fantastic, spacious 2-bedroom second floor apartment, offering well-presented accommodation throughout, measuring over 650 SQ FT, being sold with no onward chain. The apartment is located in a central village location, within walking distance to the well served high street and close to Arm and Addenbrookes hospital and Biomedical Campus

In brief the accommodation consists; a wide, welcoming entrance hallway has large storage cupboard off which houses the boiler which was installed in November 2023. There is also a further storage cupboard

The living room is a fantastic size, light bright and airy with 2 windows to side aspect, laminate flooring.

The kitchen is off the living room and has a range of matching base and eye level cabinets and drawers, ample worksurfaces, space and plumbing for various appliances.

The apartment, benefits from 2 bedrooms, bedroom 1, is a great sized double with built in cupboards, bedroom 2 is also a double.

The bathroom has a bath with shower over, hand wash basin and WC.

Outside there is communal parking, communal gardens and a bin store

Wenvoe Close is located in an established part of Cherry Hinton within walking distance of the high street with plentiful shops and amenities nearby. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages nearby and transport links are well catered for with regular bus services and convenient access to the A14.

We have been advised by our client of the following leasehold information.

Ground rent £10 per year.

Service charge £123,63 quarterly

The lease commenced 1986 for 125 years, 87 years remaining



## Exceptional service in Cambridge and the surrounding villages

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## Floor Plan

Approx. 60.4 sq. metres (650.2 sq. feet)



Total area: approx. 60.4 sq. metres (650.2 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Leasehold

Council Tax - Band B

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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