



Bush & Co.

42 Loris Court, Cherry Hinton - £200,000

The accommodation comprises, secure stair well with stairs to second floor. A timber and glazed door to entrance hall with storage cupboard and radiator. Open plan sitting room / kitchen, with 2 double glazed windows overlooking the gardens, radiator, storage cupboard. The kitchen area comprising sink unit and range of storage cupboards, gas cooker point, plumbing for washing machine and fridge space.

Double bedroom with built in wardrobes and radiator, bathroom with panel bath, hand wash basin, low level wc and radiator.

Outside there are communal gardens, and bike shed and an allocated parking space.

A sought-after suburb just south-east of the city Cherry Hinton boasts a wide range of amenities including shops, pubs and restaurants, health facilities, schooling for all ages, a library and Cherry Hinton Hall park. Access is

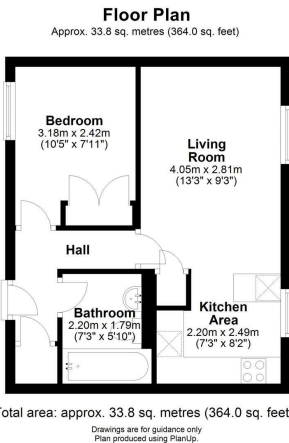
also convenient to Addenbrookes Hospital, ARM, the A10 and A14 with a regular bus service to the City Centre. An established Tesco Superstore is a short distance away.

Tenure: Leasehold with term extended to 960 years remaining. Share in the company that owns the freehold.

Service charge: £274.50 per quarter.

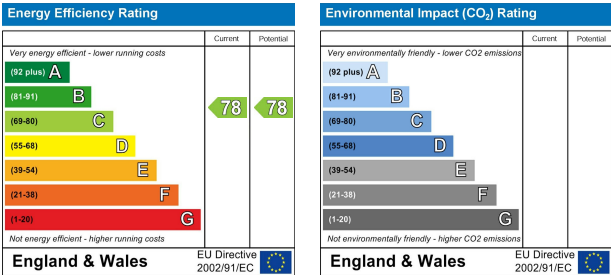
Ground rent: Peppercorn rent.

Services: Mains water, drainage, gas and electricity.



IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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