



**Connells**

Cherry Court  
Lower Cambourne





This leasehold coach house has been recently redecorated throughout and offers a open plan kitchen/living area, two bedrooms and a family bathroom. Outside presents a single garage and one parking space. Contact our team today to arrange your viewing.

### Entrance Hall

Door to front, fitted mat, stairs to family area, radiator.

### Kitchen/Family Area

Two windows to front , window to rear, fitted kitchen with a range of wall and base units, complementary work surface, sink with one and a half bowl and drainer, tiled splash back, electric oven, electric hob, space for fridge/freezer, plumbing for washing machine and dishwasher, storage cupboard, television point, central heating boiler, two radiators.



### Inner Hall

Loft access, open to kitchen/family area, radiator.

## Bedroom One

Window to front, three double built in wardrobes, television point, telephone point, radiator.

## Bedroom Two

Window to rear, radiator.

## Bathroom

Window to rear, bath with mix tap and shower over, wash hand basin, WC, tiled part, shaver point, extractor fan, radiator.

## Garage And Parking

Single garage with up and over door, power and light, one parking space in front

## Agent Notes

Please ask regarding service charge.

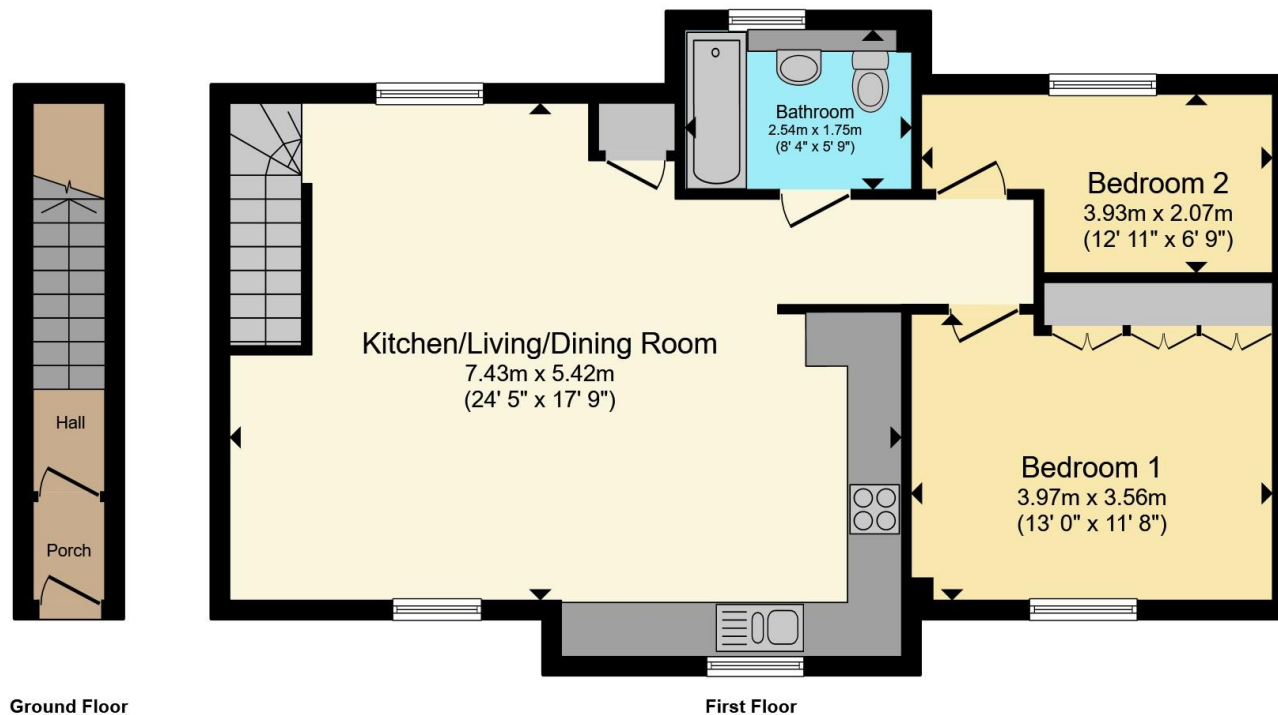












Total floor area 72.7 m<sup>2</sup> (783 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01954 714900**  
**E [cambourne@connells.co.uk](mailto:cambourne@connells.co.uk)**

Unit 2 Caxton House Broad Street Great Cambourne  
 CAMBRIDGE CB23 6JN

EPC Rating: C

Council Tax  
 Band: B

Service Charge: 900.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBN306526](http://connells.co.uk/Property/CBN306526)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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