



18 Amhurst Court, Grange Road, Cambridge, CB3 9BH
Guide Price £495,000 Leasehold



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A 1970'S TOP-FLOOR APARTMENT WITH A GARAGE AND SHARED PARKING, SITUATED IN THE POPULAR PINEHURST DEVELOPMENT AND OFFERING PANORAMIC VIEWS OVER NEWNHAM, AVAILABLE WITH NO ONWARD CHAIN.

- Penthouse apartment of 1011 sqft / 94 sqm
- In need of updating throughout
- No onward chain
- Garage and shared parking
- Set in mature landscaped communal gardens
- 3 bedrooms and 2 shower rooms

18 Amhurst Court forms part of Pinehurst, an exceptionally popular and well-cared-for development situated just off Grange Road in the heart of Newnham Croft. The property is in need of updating throughout, yet offers a generous footprint of 1011 sqft / 94 sqm and delightful views over communal grounds with college sports grounds beyond.

The accommodation comprises a dining room, leading through to a bright living room, which benefits from a dual aspect. Adjoining the dining area is a kitchen including various appliances and fitted with a matching range of base and eye-level units.

There are 3 bedrooms, 2 with built-in wardrobes and all benefitting from westerly aspects. There are 2 separate shower rooms, both with white suites and a low-level W.C.

Outside, the property is approached via a pedestrian pathway leading to the entrance door and telecom system which provides access to a communal hall with a lift and stairs. There are beautifully well-tended mature communal gardens which are cared for all year round. There is residents parking on a first come, first served basis and a garage located in a nearby block.

Location

Pinehurst lies in the highly regarded west city area of Newnham, in a secluded parkland setting within a Conservation Area, approximately three quarters of a mile from the city centre. It is conveniently placed for many of the University departments, "The Backs" and local shopping facilities in Newnham which include a bakery, butcher, post office, general store, hairdresser, garage, dispensing pharmacy and small Coop supermarket.

Set within well maintained and mature communal grounds which are extensively laid to lawn and surrounded and interspersed with large mature trees.

Tenure

Leasehold.

The owner of each of the leasehold flats in Amhurst, Westberry and Marlborough Courts, New Pinehurst, is a member of New Pinehurst Residents' Association (Cambridge) Limited, which owns the freehold for the flats and their surrounding grounds.

Lease is 999 years with 965 years remaining.

Ground rent - We understand that there is no ground rent on this property.

Service charge - £4242.75 per annum (this includes water, heating and buildings insurance). This is reviewed annually and adjusted according to related costs.

N.B.

The owner has a right to use any designated parking area in the grounds of the building and to authorise visitors to do so. It is believed the same express right is upheld whether or not the particular owner of the leasehold flat also owns a leasehold garage. However, those with garages should not park for more than 2 hours in the designated parking spaces as these may be needed by those without garages. The lease also states "not to use the garage (if any) forming part of the property otherwise than for the garaging of a private motor vehicle in connection with the use allowed".

The management company is Encore.

Services

All mains services connected.

Statutory Authorities

Cambridge City Council.

Council Tax Band - F

Fixtures and Fittings

Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

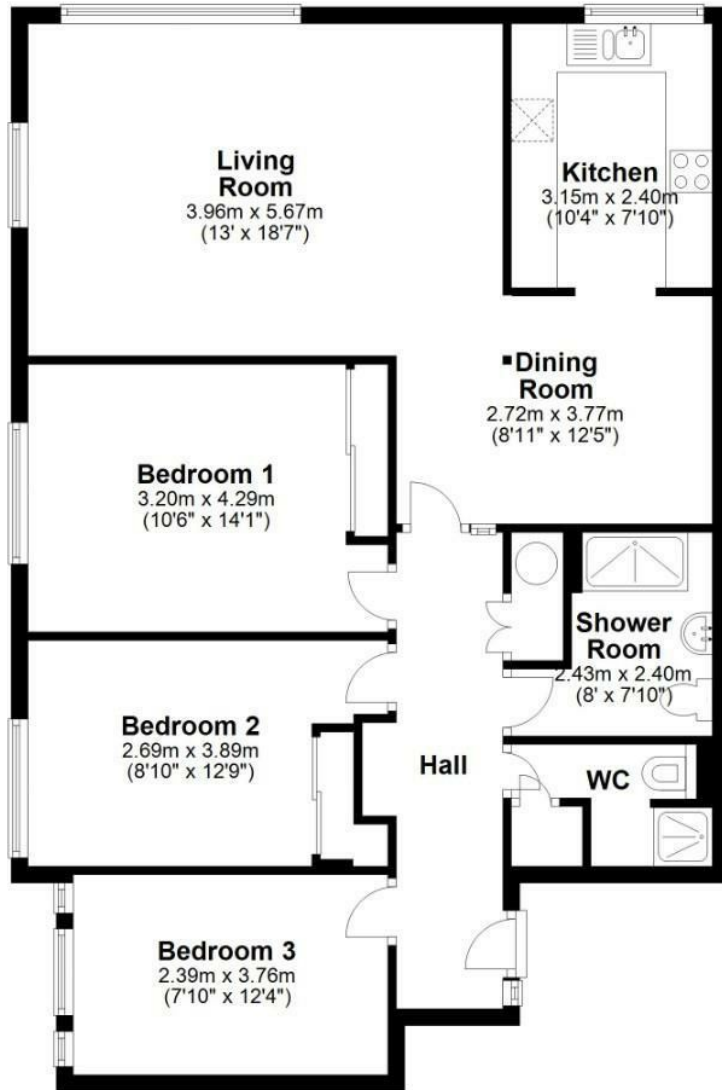
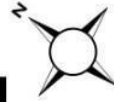
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.



Floor Plan

Approx. 94.0 sq. metres (1011.3 sq. feet)

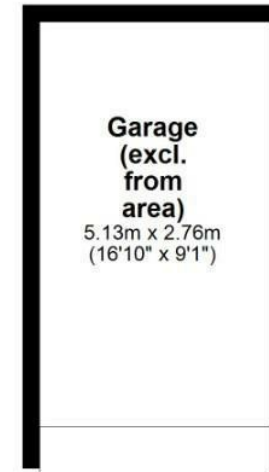


Total area: approx. 94.0 sq. metres (1011.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			75
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

