



4 Westberry Court, Cambridge, CB3 9BG
Guide Price £625,000 Share of Freehold



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A MUCH IMPROVED GROUND-FLOOR, SHARE-OF-FREEHOLD APARTMENT OF 1025 SQFT / 95 SQM WITH A GARAGE, SET IN WELL-LANDSCAPED GROUNDS FORMING PART OF THIS EXCLUSIVE SCHEME SITUATED JUST OFF GRANGE ROAD.

- 1025 sqft / 95 sqm
- 3 bed, 1 recep, 2 bath
- Share of freehold
- EPC – TBC
- Ground-floor apartment
- Garage and visitors parking
- Gas-fired heating to radiators
- Council tax band – F

This three bedroom, ground floor apartment offers well-cared for accommodation of 1025 sqft and is one of three similarly styled blocks along with Amhurst and Marlborough Courts, which were constructed during the 1960s and accessed via a communal hallway. The property was subject to a comprehensive renovation program in 2018, which included the refitting of the bathrooms, kitchen, shutters, new carpets, and flooring.

The accommodation briefly comprises three bedrooms, two of which are doubles, one with built-in cupboards and all have southerly aspects and unrestricted views across landscaped gardens. A generous reception hall is finished with attractive tiling, which continues through to a noteworthy open-plan living/dining room area, boasting an extensive range of wall cupboards within the recess, a feature fireplace and dual aspect views over the communal gardens. The kitchen has been fitted with a modern range of base and wall-mounted units; integrated appliances include a dishwasher, microwave, double oven, a five-ring gas hob with an extractor over, integrated fridge/freezer and a washing machine. Finally, there is a refitted shower room and bathroom, both complemented by attractive tiling and fitted mirrors.

Outside, the property has a garage located within the communal garage block. (number 21) There are also visitor parking spaces located to the front of the building. The property sits within communal gardens and grounds extending to approximately 8 acres. The gardens are well stocked and varied, with numerous mature tree specimens, providing a peaceful parkland setting.

Location

Westberry Court, forms part of the leafy, Pinehurst development, which is located in the highly regarded west city area of Newnham. The development is situated opposite Selwyn College, and enjoys a secluded parkland setting, within the conservation area and is convenient for access to the city centre and many of the University departments.

Local shopping facilities are available in Newnham and include a post office, general store, pharmacy and a small supermarket, and for recreation there is Lammas land and the river close-by.

For the commuter the station and M11 are both within two miles, whilst the city centre is easily accessed by bicycle or on foot.

Tenure

Share of Freehold

The Lease is 999 years with 964 years remaining.

Service Charge is £4242.76 per annum, which is reviewed annually and adjusted according to associated costs. This includes a dedicated caretaker, maintenance of communal grounds, the communal heating, water and sewage, buildings insurance and the management company fee.

The vendor informs us that there is no Ground Rent payable.

Services

Main services connected include: water, electricity, gas and mains drainage.

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.

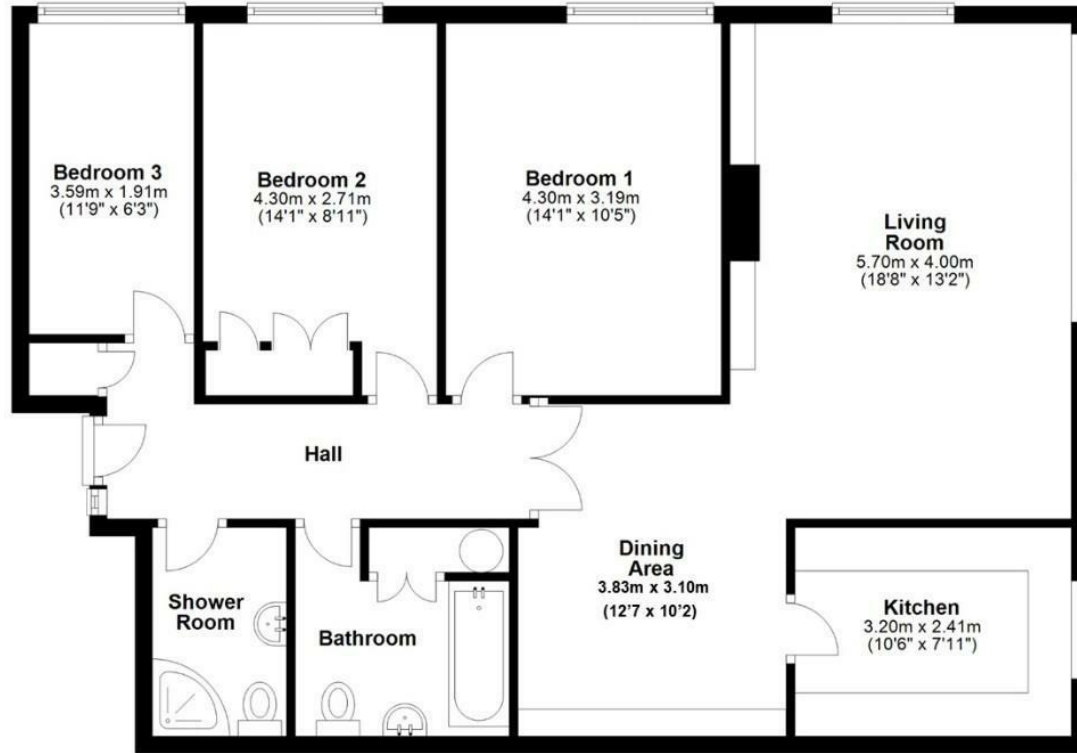
Viewing

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

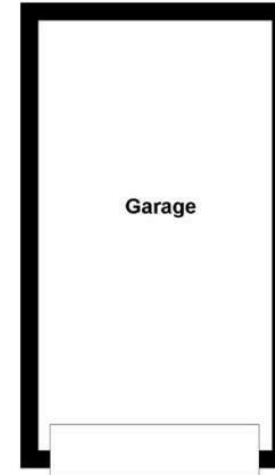




Ground Floor



Garage



Approx. gross internal floor area 95 sqm (1025 sqft)

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

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



