



4 Sherlock Close, Cambridge, CB3 0HW
Guide Price £400,000 Leasehold - Share of Freehold



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A BRIGHT AND BEAUTIFULLY REFURBISHED 3 BEDROOM APARTMENT OFFERING IMMACULATE ACCOMMODATION OVERLOOKING MANICURED GARDENS AND RESIDENTS PARKING, OFF HUNTINGDON ROAD.

- 797.5 sqft / 74 sqm
- 3 beds, 1 reception, 1 bathroom
- Communal shared parking area for residents
- Gas-fired central heating to radiators
- EPC - C / 76
- First-floor apartment
- Established & well-maintained communal gardens
- Fully refurbished, double glazed throughout
- Built approximately around 1964
- Council tax band - C

4 Sherlock Close is a light and spacious apartment situated within this well-kept, established garden development off Huntingdon Road, a short walk to the historic centre and University of Cambridge Primary School in Eddington.

This first-floor apartment is in the first block within the close and benefits from communal gardens to both sides. The property is approached via a pedestrian pathway leading to a communal entrance hall with stairs leading to the first-floor level.

Upon entry, a broad and open reception hall leads to all accommodation and provides useful built-in storage. The accommodation includes two spacious double bedrooms, one single bedroom/study, a refitted bathroom suite, a large, full-depth open plan sitting/dining room enjoying views across a central green area and separate gardens to the rear and a well-equipped modern kitchen proving solid wood worktops and a full range of integrated appliances.

Outside, large open communal gardens offer pleasant seating areas for residents and guests to relax in. The property has one parking space within a dedicated residential parking area.

Agent's Note

No sub-letting is allowed until approval is given by resident's association

Any major renovation needs consent from resident's association

Location

Sherlock Close lies off Sherlock Road which is in turn off Huntingdon Road, about 1.25 miles north west of Cambridge City centre. There are local shopping facilities in nearby Histon Road, Victoria Road and Castle Hill. Eddington (Cambridge West) is a short walk away and provides good facilities and schooling in the University of Cambridge Primary School and Sainsburys Supermarket. Good road and rail links are also close by.

Tenure

Leasehold - Share of Freehold

Lease is 150 years with 124 years remaining

Service charge per annum – £1920.00. This is reviewed annually and adjusted according to associated costs.

Ground rent - The vendor informs us that there is no ground rent payable.

The management company is Wrenfield Limited (run by a resident sub-group. where every resident has a share in the company).

Services

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

Statutory Authorities

Cambridge City Council.

Council Tax Band - C

Fixtures and Fittings

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

Viewing

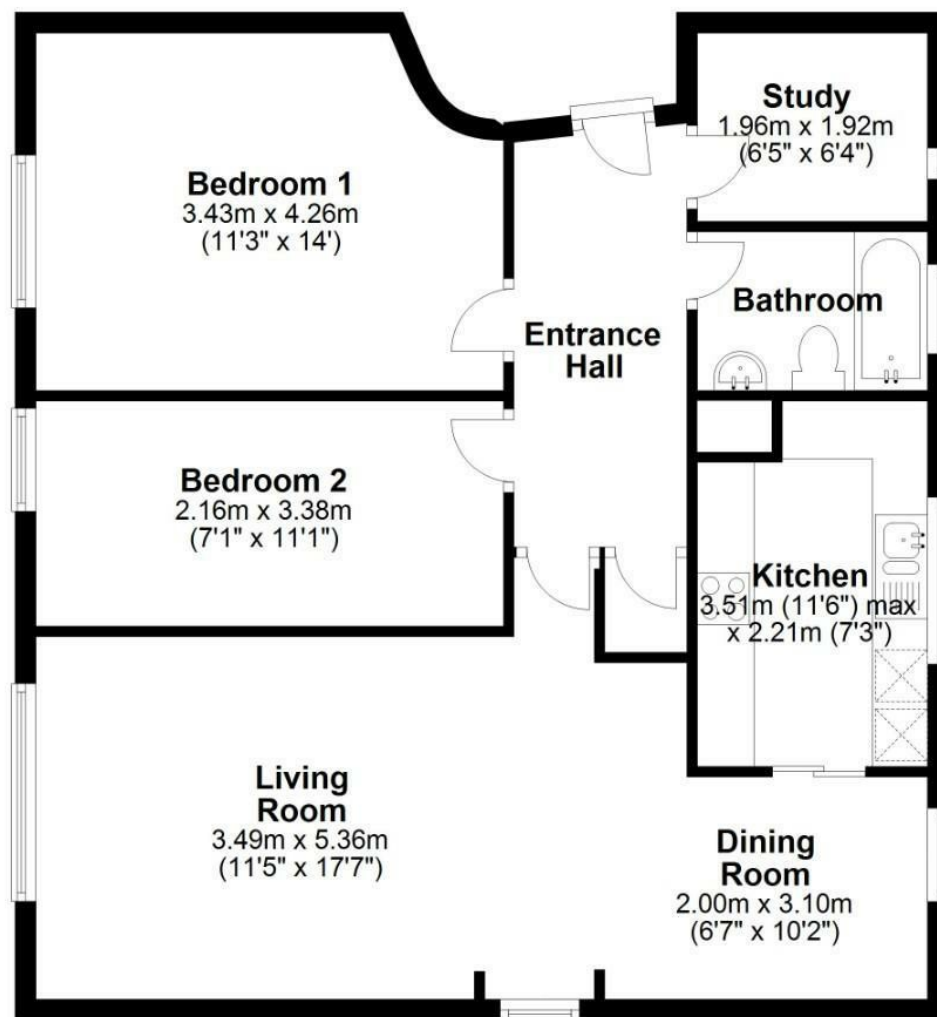
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





Floorplan

Approx. 74.1 sq. metres (797.5 sq. feet)



Total area: approx. 74.1 sq. metres (797.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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		



