



Radcliffe & Rust Estate Agents are delighted to present to the market, 7 Wenvoe Close in Cherry Hinton, CB1. Cherry Hinton is a well served village within the Cambridge City boundary and is conveniently located just three miles south east of the City centre, about two miles from Addenbrooke's Hospital and three miles from Cambridge Central Railway Station. The stunning grounds of Cherry Hinton Hall are located just off Cherry Hinton Road, whilst there are a good selection of amenities within the village including convenience stores, public houses, takeaways, a library, bakery, bank, building society and play parks. These amenities, together with excellent primary, secondary, and sixth form schooling opportunities near by, allow Cherry Hinton to be one of the most well served villages in the city. Cambridge has become the focus of the country's technology and bio-science industries, which in turn has created a multitude of related businesses. This factor alone has fuelled a booming local economy and created a wealth of employment opportunities for young professionals. Cherry Hinton has become a popular area for those working in these tech industries, such as ARM holdings, less than one mile away, the new Bio medical Campus which is just two miles to the west, and the renowned Science and Business Parks that are just three miles to the north.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale this fantastic first floor flat, in the popular area of Cherry Hinton. Offering two double bedrooms, the flat has been cleverly and tastefully modernised by the current owners to create a bright and inviting property.

Upon entering the property, you are welcomed into the hallway which leads to all of the flat's rooms. Next to the front door there is a large cupboard offering valuable storage space for hats, coats and household items. The first room you come to on the left hand side is the bathroom. A modern space, the bathroom has white metro wall tiles with contrasting navy blue and white patterned floor tiles. Within the bathroom there is a W.C. and hand basin within a vanity unit with under cupboard storage and a bath with glass shower screen and dual stainless steel shower heads. A wooden worktop has been added above the W.C. and at the end of the shower to create shelves which allow for additional storage of bathroom items. Opposite the bathroom is bedroom one. A bright and inviting double bedroom painted in a calming green colour, storage in this bedroom has been cleverly maximised by adding built-in wardrobes with mirrored sliding doors. Opposite bedroom one and positioned next to the bathroom is bedroom two. Another double bedroom, this bedroom offers the perfect blank canvas to be a guest bedroom, office space, children's bedroom or exercise area as required by the new owner.

At the end of the hallway is the living space which leads into the kitchen. The open plan living and dining room has dual

aspect windows and is large enough for a table for at least four people as well as a sofa and additional furniture as required. Decorated in an inviting light pink colour, this open space has the same wooden style flooring as the hallway which continues into the kitchen and creates flow and continuity between the spaces. Directly accessed from the living and dining room is the kitchen. The kitchen has modern blue wall and base units with white metro wall tiles and a contrasting wooden coloured worktop. Within the kitchen there is a stainless steel sink and drainer, space and plumbing for a washing machine and freestanding dishwasher, freestanding oven with grill above and a full height pantry style cupboard.

To the rear of the property there is a residents only car park.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Leasehold

Years remaining: 88

Ground rent: £10.00 per annum

Service charge: £490.00 per annum

Council Tax: Band B = £1,749 for 2024 - 2025 (Cambridge City Council)





Floor Plan

Approx. 60.3 sq. metres (649.0 sq. feet)



Total area: approx. 60.3 sq. metres (649.0 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	71	76
(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	

