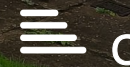




10 Carlton Court, Carlton Way
Cambridge, CB4 2BX

Guide price **£375,000**



10 Carlton Court

Cambridge, CB4 2BX

- No chain
- Parking and garage
- 959 sq ft 3 bed
- Long lease of 993 years
- EPC rating C

A spacious 3-bedroom ground-floor apartment of almost 1000 sq. ft, in excellent condition, with the benefit of parking and a garage, all within easy reach of Cambridge City Centre and the Science Park.

Access is via a secure communal hallway, and the accommodation includes a 35ft open plan living room with a triple aspect and wood effect flooring. The kitchen area has plenty of storage and includes an oven, hob, extractor, dishwasher and fridge freezer.

The bedrooms are all an excellent size, and two have built-in wardrobes. The bathroom has been refitted with a shower over the bath and a WC.

The property has double glazing and gas central heating

Outside, there are communal gardens, bike and bin storage, and a private parking space. The property also has a garage.

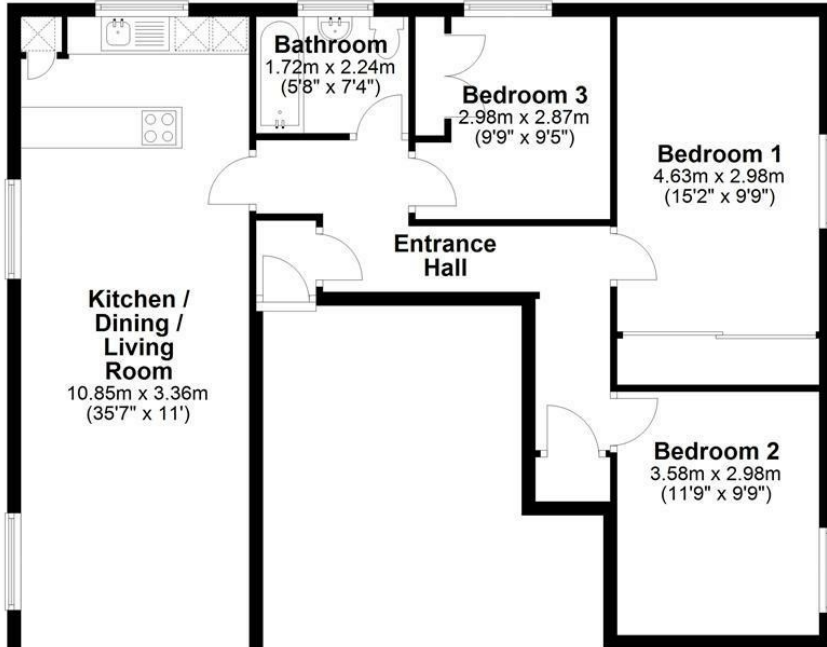
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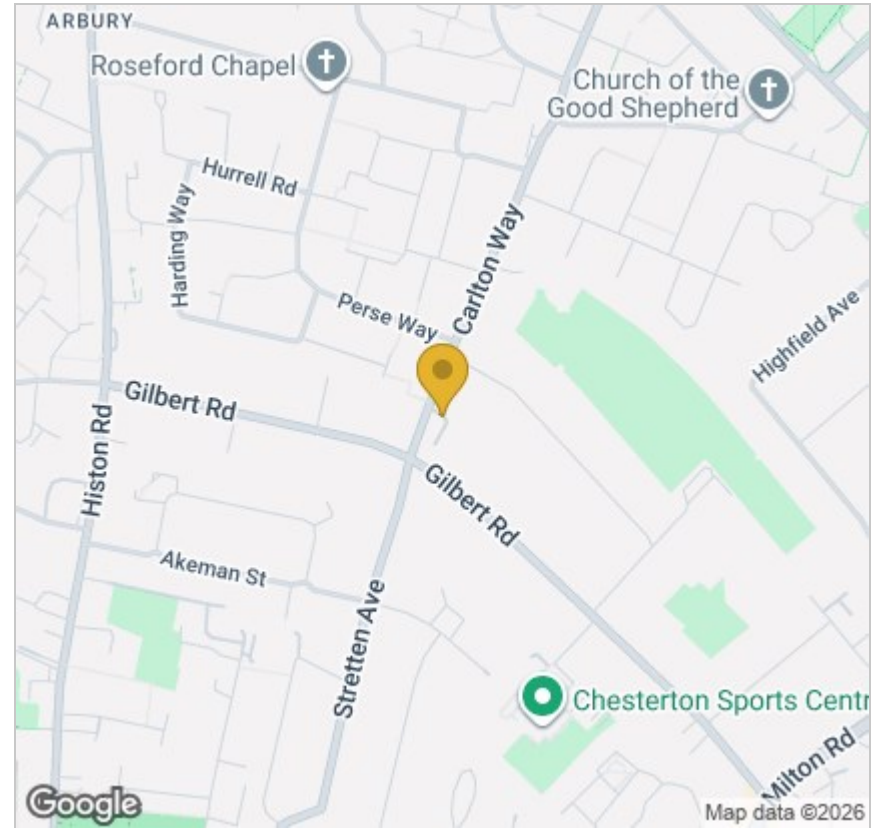
Floor Plan

Approx. 89.2 sq. metres (959.8 sq. feet)

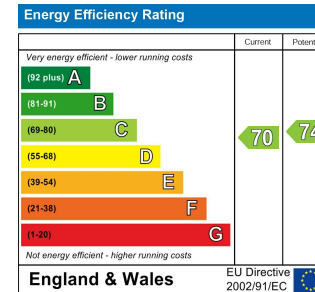


Total area: approx. 89.2 sq. metres (959.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold

993 years remaining

Ground rent: £0

Service charge: £1500.00 p.a.

Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.