



1b St. Thomas's Square  
Cambridge, CB1 3TG

**Guide price £325,000**





## 1b St. Thomas's Square Cambridge, CB1 3TG

- Constructed in 2007
- Private garden
- Boarded loft with pull-down ladder
- Driveway parking
- No chain

A light & airy first-floor share-of-freehold maisonette with driveway parking & a private garden, conveniently located close to Addenbrooke's, Arm & some of the cities finest schools.

This beautifully presented maisonette was built in 2007 & enjoys a quiet, near central city location, just west of Cherry Hinton Hall Park & 2 miles south-east of the City Centre with its combination of ancient & modern buildings, winding lanes, excellent choice of schools & wide range of shopping facilities.

The accommodation briefly comprises a generous kitchen/living/dining room benefitting from a southerly aspect, with views over the garden & driveway. The kitchen houses a combi-boiler & has various integrated appliances.

There are 2 double bedrooms & a modern bathroom with a Velux window & part tiled walls. The main entrance has stairs up to a landing with a storage cupboard & access to a boarded loft with a pull-down ladder.

Outside there is driveway parking







for 1 vehicle with a secure gate leading into the private garden which has been nicely landscaped & includes a bike store. The garden offers a superb degree of privacy & is enclosed by fencing.

St. Thomas's Square is pleasant residential neighbourhood conveniently situated just off Cherry Hinton Road on the southern side of the city. The property is adjacent to Cherry Hinton Hall, with its grounds, duck pond, splashpad & children's play area being a particular attraction. Popular local schools include Queen Edith's Primary School, St. Bede's & Netherhall Secondary Schools & Long Road & Hills Road Sixth Form Colleges.

Tenure - Leasehold with 50% share-of-freehold - 125 years from 2007 (105 years remaining)

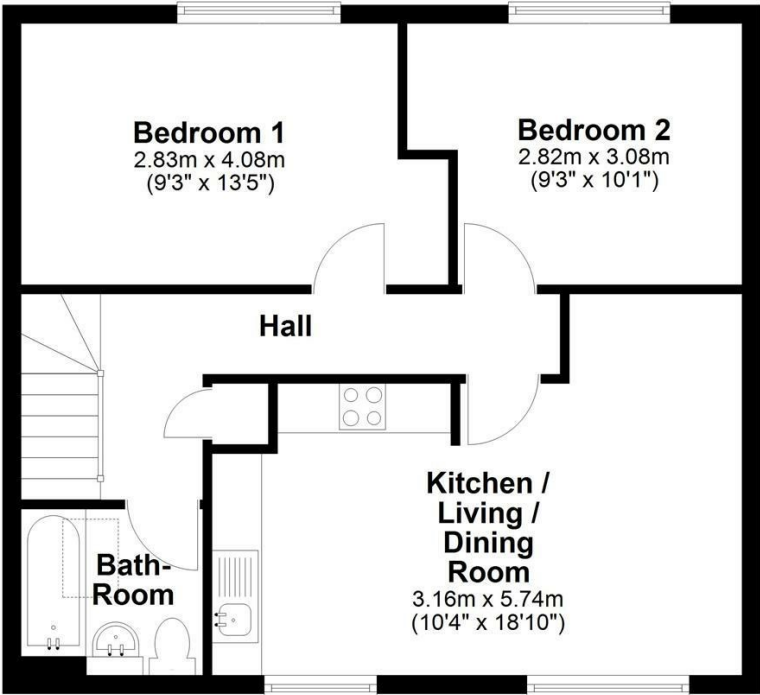
Ground Rent - Peppercorn

Service Charge - As needed, shared 50/50 between 1A+1B St. Thomas's Square



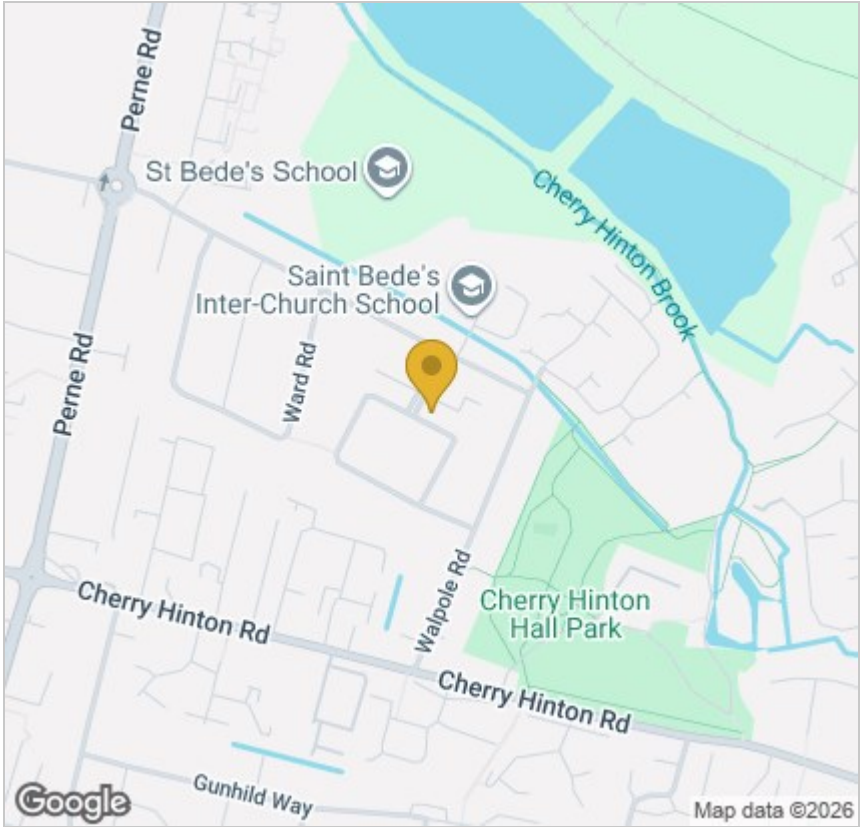
**Floor Plan**

Approx. 55.1 sq. metres (592.8 sq. feet)

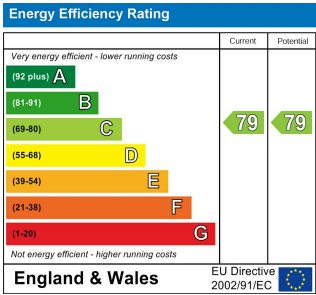


Total area: approx. 55.1 sq. metres (592.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



**Energy Efficiency Graph**



Tenure: Leasehold - Share of  
Freehold  
Council tax band: B

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