



5 Sherlock Close  
Cambridge, CB3 0HW

**Guide price £395,000**



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- Top floor 3 bedroom apartment
- Lovely bright accommodation
- Refitted kitchen and bathroom
- Communal shared parking area for residents
- Gas-fired central heating
- Fitted solid wood parquet floor
- Newly installed wall radiators
- 150 year lease, approx 122 years left, extendable to 990 years
- EPC - C

A stylish, refurbished, top-floor apartment, offering versatile 3 bedroom accommodation in a sought-after location, close to town.

This well-appointed apartment enjoys a triple aspect so it is lovely and light, the accommodation has been refitted by the owners, with great care to retain much of the original styling. This has been coupled with modern finishes to create a really lovely and versatile apartment.

The communal hallway has a spiral staircase to the second floor, the accommodation includes a hallway which has original wall panelling, a storage cupboard and parquet flooring. The kitchen has been refitted and includes marble





worktops with deep splashback, integrated oven, induction hob and extractor and a tiled floor. There is also a study room that shares purpose also as utility room. The living room has a dual aspect and has parquet flooring and wall panelling.

There are three bedrooms, two with fitted wardrobes and one with fitted cupboard. The bathroom has also been refitted and has a shower over the bath with a screen. There is double glazing and gas-fired warm air central heating.

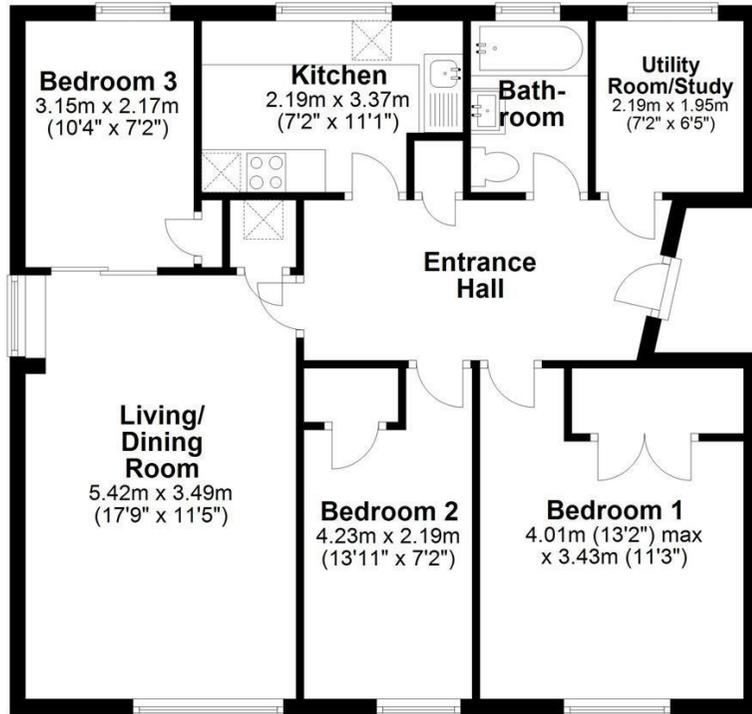
Outside, there is a brick-built locked store belonging to the property for storage, and there is private car park for the residents within the development. The communal grounds are beautifully maintained and there is a regular gardening service and window cleaning.

Sherlock Close is just off Huntingdon Road and set in lovely communal grounds. Cambridge city centre is within easy reach by bike and there are regular buses at the top of the road. There is good local shopping a few minutes away and Eddington is also nearby.



## Floor Plan

Approx. 77.8 sq. metres (837.7 sq. feet)

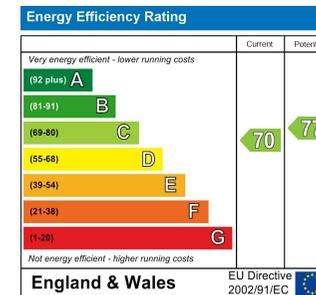


Total area: approx. 77.8 sq. metres (837.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Share of Freehold 150 years from 1998, 122 years remaining and the automatic right to extend to 990 years, at no extra cost beyond legal costs

Council tax band: C

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