

6 Manor Court, Cambridge, CB3 9BE

Guide Price £375,000 Leasehold

REDMAYNE ARNOLD & HARRIS

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A CHARMING 1930'S, 2-BEDROOM APARTMENT OCCUPYING A FIRST-FLOOR POSITION WITHIN THE PRESTIGIOUS PINEHURST DEVELOPMENT, OFF GRANGE ROAD.

- 822 sqft / 76 sqm
- 2 beds, 1 reception, 1 bathroom
- Extensive and established communal grounds
- New double-glazed windows throughout
- Electric heating to radiators
- Locally Listed apartment built in the 1930s
- Exclusive garden development off Grange Road
- Residents parking
- 2 balconies
- No onward chain

6 Manor Court is located on the first floor of this handsome apartment block, centrally positioned within this unique garden development off Grange Road. Manor Court has a local listed status.

Pinehurst is a private and tranquil development providing extensive and mature grounds for residents and guests to enjoy, offering residents parking and garaging to rent. The development is conveniently placed for easy access to private schools, the historic centre and many of the university colleges and departments.

This spacious and well-maintained apartment is located on the first floor and is accessible by stairs or lift from the communal reception hall.

The accommodation comprises a generous entrance hall, which provides useful built-in storage cupboards. A comfortable dual aspect living room opens to a west-facing balcony and connects to bedroom two (currently set up as a dining room). Bedroom one is a spacious dual aspect room, which benefits from a private balcony. A well-equipped kitchen/breakfast room provides a matching range of framed cabinetry and drawers with additional glazed units, working surfaces, space for white goods and some integrated appliances. A luxurious and fully tiled bathroom suite with a separate shower cubicle completes the accommodation.

Outside, beautifully maintained gardens with manicured lawns and attractive mature trees surround the apartment buildings. There are parking areas for residents and guests.

Location
Manor Court, forms part of the leafy, Pinehurst development, which is located in the highly regarded west city area of Newnham. The development is situated opposite Selwyn College, and enjoys a secluded parkland setting, within the conservation area and is convenient for access to the city centre and many of the University departments.

Local shopping facilities are available in Newnham and include a post office, general store, pharmacy and a small supermarket, and for recreation there is Lammas land and the river close-by.

For the commuter the station and M11 are both within two miles, whilst the city centre is easily accessed by bicycle or on foot.

Tenure
Leasehold with share of freehold.
Lease is 210 years with 174 years remaining.
Service Charge is £3,874.12 per annum. This is reviewed annually and adjusted according to associated costs.
Ground Rent is £50.00 per annum. We understand that this does not get reviewed or increased.

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

Statutory Authorities
Cambridge City Council.
Council Tax Band - D

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

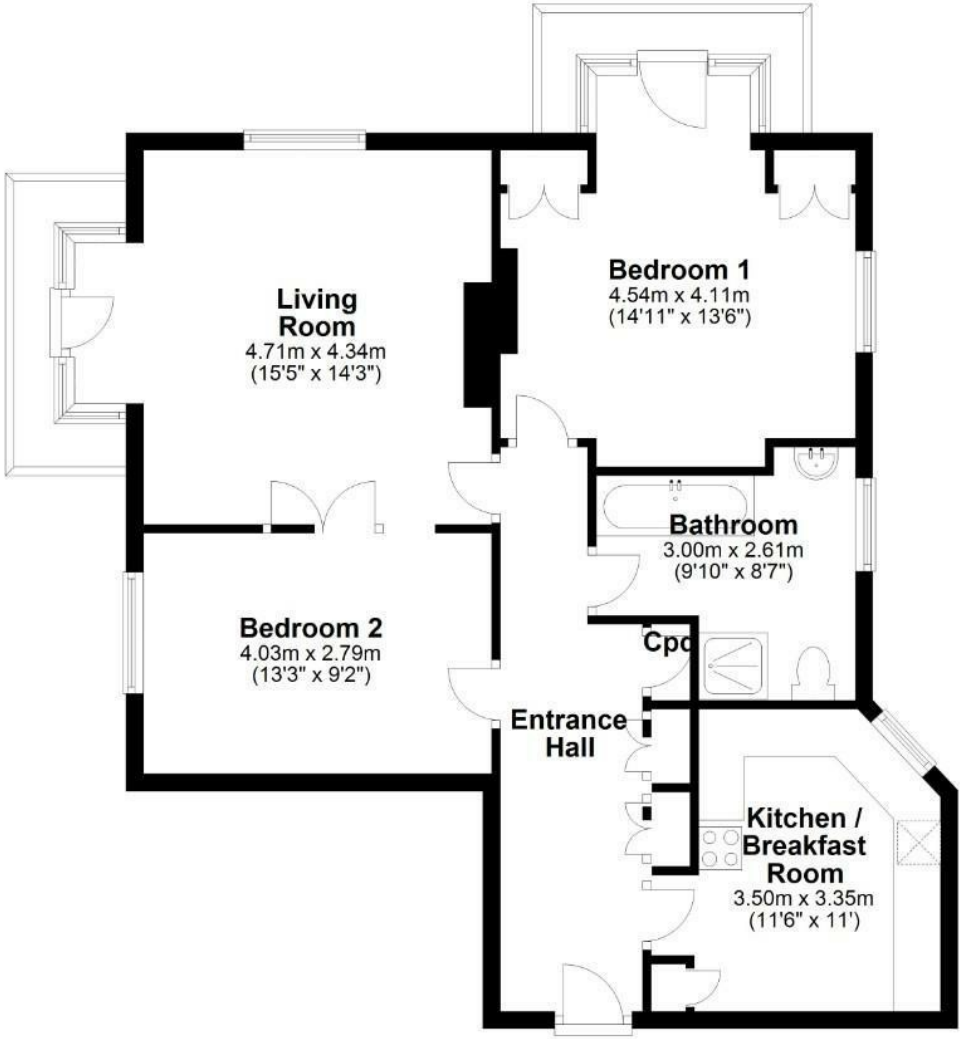
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





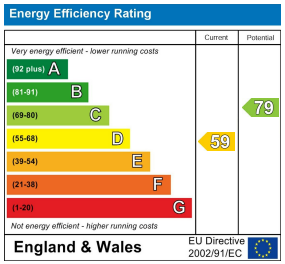
Floor Plan

Approx. 76.4 sq. metres (822.9 sq. feet)



Total area: approx. 76.4 sq. metres (822.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











