

GRAY TOYNBEE

2 Amhurst Court

Cambridge, CB3 9BH

Guide price £475,000

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- Prestigious Grange Road setting
- Parking
- Bathroom and shower room
- Lovely ground floor corner position

An 892 sq.ft, 2-bedroom apartment in a prestigious development, offering bright and spacious ground-floor living in a wonderful Cambridge location.

This well-proportioned apartment has been updated and refitted to provide comfortable, high-quality accommodation, with parking in a renowned setting.

The reception space is open-plan and includes a living/dining room with large windows to two aspects. The kitchen is off the dining area and has been refitted in recent years; there are plenty of cupboards and worktops, and an integrated dishwasher.

The bedrooms are an excellent size, both doubles, and one has built-in storage. There is a refitted bathroom with a shower over the bath, basin and WC, and a separate second shower room with basin and WC.

The property has double glazing, the building has cavity wall insulation, and the heating is run via a central system, the cost of















which is included in the service charge.

The garden and grounds of the Pinehurst development are renowned. Extensive, mature and wonderfully secluded, it is easy to forget that you are so close to the very centre of the City. The property has an allocated parking space, and there are both bin and bike stores.

What3words: ///fails.sleepy.enhancement

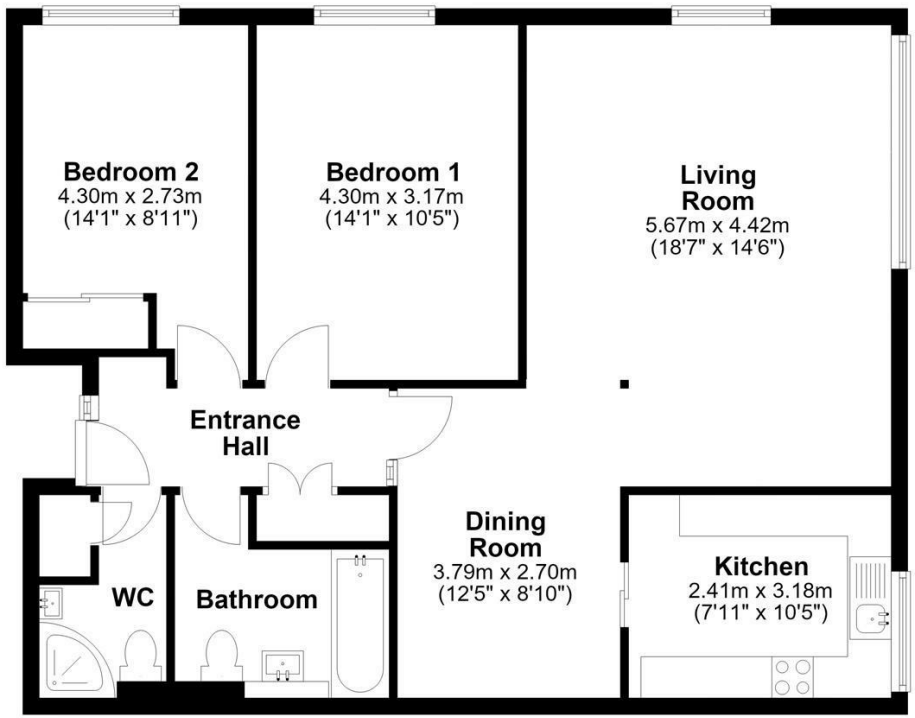




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Floor Plan

Approx. 82.9 sq. metres (892.6 sq. feet)

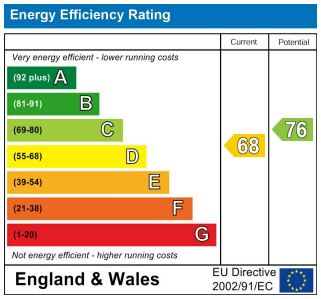


Total area: approx. 82.9 sq. metres (892.6 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



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

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