



10 Amhurst Court
Cambridge, CB3 9BH

Guide price £525,000

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- Water and heating included within service charge
- No onward chain
- Garage and residents parking
- Share-of-freehold
- 3 bed, 1.5 bath, 2 recep

A no chain share-of-freehold apartment with a garage, situated on the Pinehurst development in the heart of Newnham. Water, heating and buildings insurance are included within the service charge.

This second-floor three-bedroom apartment is set within well maintained and mature communal grounds which are extensively laid to lawn and surrounded and interspersed with large mature trees.

The accommodation briefly comprises a dining room, leading through to a generous dual aspect living room. Adjoining the dining area is a kitchen including various integrated appliances and has a matching range of base and eye-level units. There are three good sized bedrooms, all with built-in cupboards. There is a bathroom, as well as a cloakroom W.C with space and plumbing for a washing machine.

Outside, the property is approached via a pedestrian pathway leading to the entrance door and telecom system which provides access to a communal hall with a lift and stairs. There are beautifully well-tended mature communal gardens which are cared for all year round. There is residents parking on a first come, first served basis and a garage located in a nearby block.

Pinehurst lies in the highly regarded





west city area of Newnham, in a secluded parkland setting within a Conservation Area, approximately three quarters of a mile from the city centre. It is conveniently placed for many of the University departments, "The Backs" and local shopping facilities in Newnham which include a bakery, butcher, post office, general store, hairdresser, garage, dispensing pharmacy and small Coop supermarket.

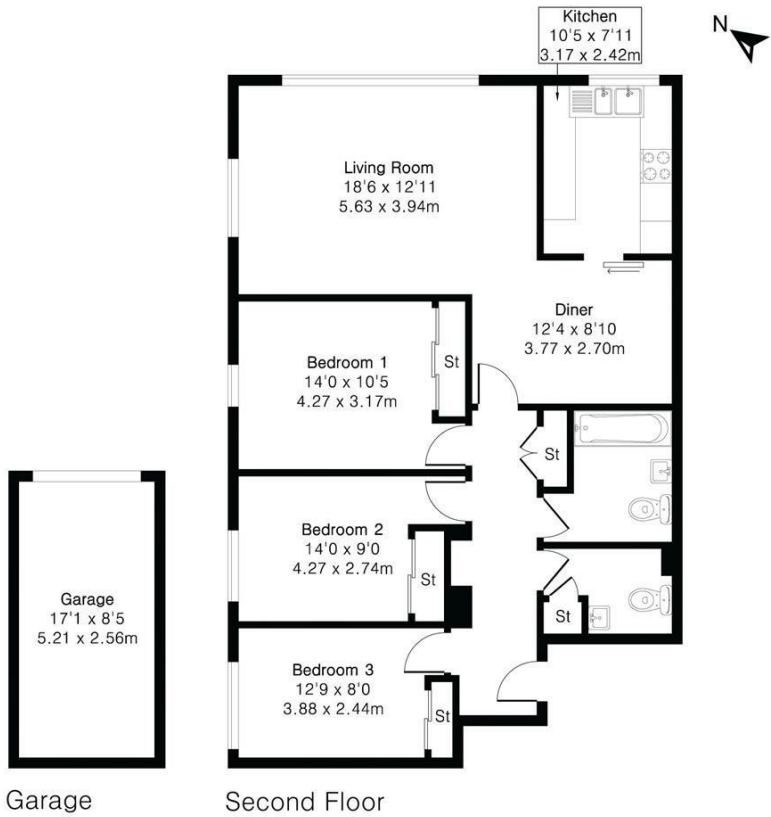
The property has a share-of-freehold interest. Each homeowner is a member of New Pinehurst Residents' Association (Cambridge) Limited, which owns the freehold for the flats and their surrounding grounds.

The lease is 999 years with 962 years remaining. Service charge - £4760 per annum (this includes water, heating and buildings insurance).

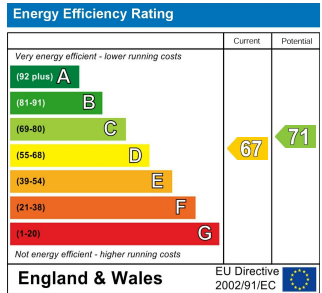


**Approximate Gross Internal Area 1039 sq ft - 96 sq m
(Excluding Garage)**

Garage Area 144 sq ft - 13 sq m



Energy Efficiency Graph



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

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