

GRAY TOYNBEE

59 Sherlock Close

Cambridge, CB3 0HP

Guide price £370,000 Share of Freehold

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- Prime location within development
- Refurbished throughout
- 2 bedrooms plus a study
- No chain
- Share of Freehold

A top-floor, refurbished, 2-bedroom apartment in one of the best positions within this sought-after development, offered with no chain.

This stylish apartment has the benefit of numerous quality improvements, including a full gas central heating system, a refitted kitchen and bathroom, and attractive wood flooring.

The property is situated in a particularly quiet corner of this popular development and overlooking the Fitzwilliam College playing fields.

The communal hall and stairs lead to the second floor and the entrance hall, which is a lovely welcoming space with built-in storage. The main reception space is open plan and has a dual aspect with a large window overlooking the communal gardens and another looking towards the playing fields. The living area has fitted cupboards and a gas fire. The dining area















opens to the kitchen, which has been stylishly refitted with a range of units, bamboo worktops, a fitted oven, hob, extractor, and an integrated fridge and dishwasher.

There are two main bedrooms, both with large fitted wardrobes, and a study, perfect for working from home or as an occasional bedroom (3). The shower room has been refitted and includes full wall and floor tiling, a vanity basin, a concealed-cistern WC, and a towel rail.

The apartment has gas central heating to radiators and double glazing. The internal doors have all been replaced, and it has attractive timber floors in the main rooms and tiled floors in the kitchen and shower room.

The communal gardens and grounds are beautifully kept and include a large central lawn with extensive flower beds, seating and pathways. There are bins stores and the property has a private brick-built store for bikes etc. Residents' parking is available in an off street car park, and available to all flat owners using a decal system.

What3words: ///snows.ties.chest

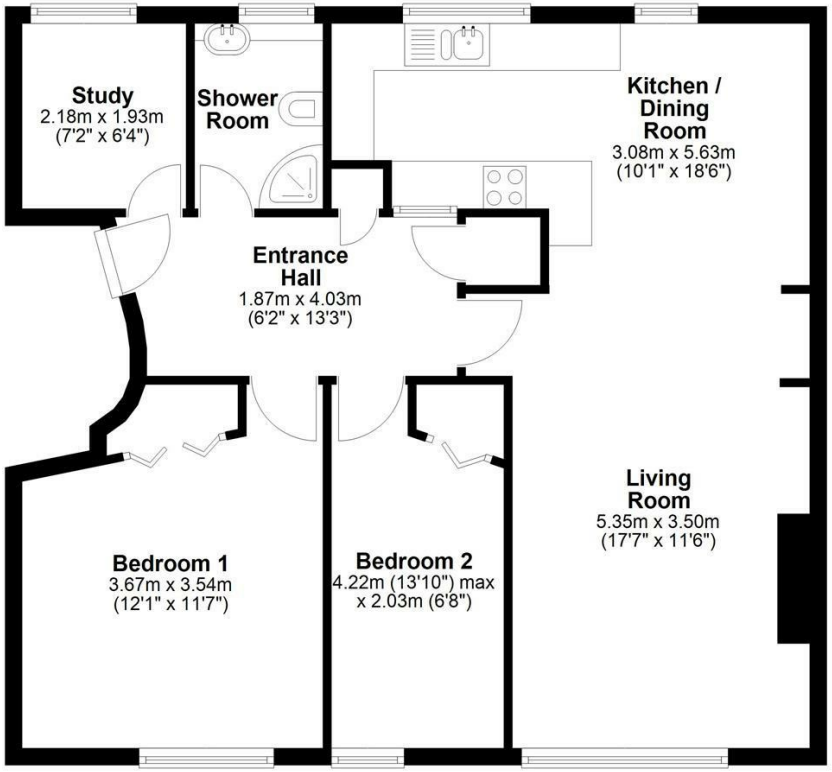




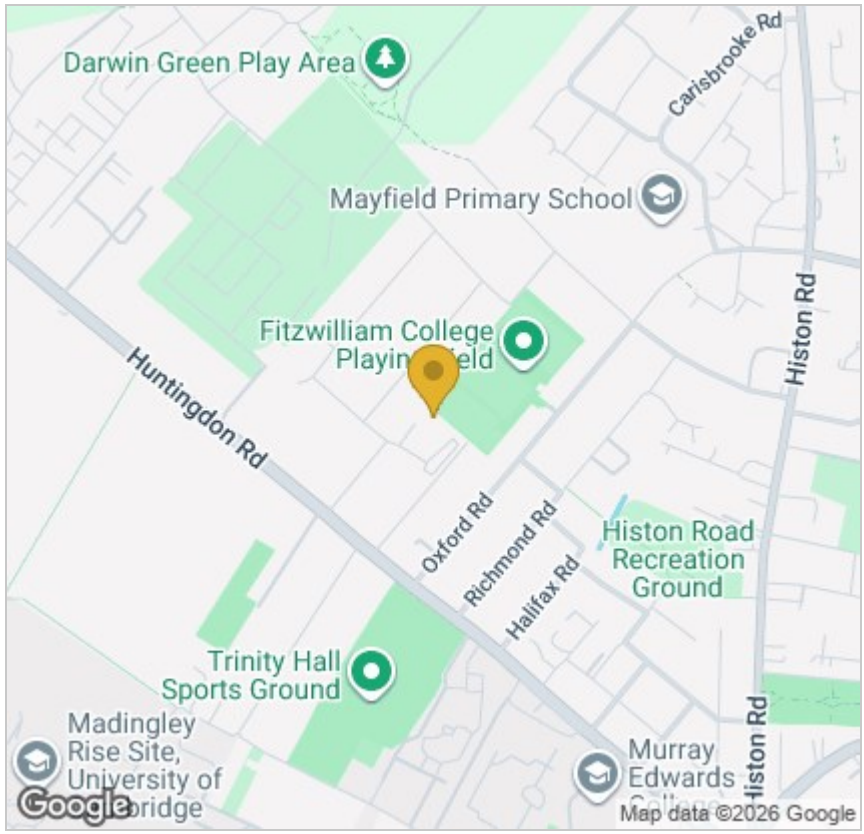
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Floor Plan

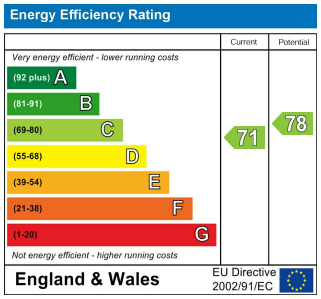
Approx. 75.1 sq. metres (808.1 sq. feet)



Total area: approx. 75.1 sq. metres (808.1 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold, 121 years remaining.
Service charge £2340 p.a.
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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