



20 Ventress Farm Court  
Cambridge, CB1 8HD

**Guide price £280,000**

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# 20 Ventress Farm Court

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- Share-of-freehold apartment (982 years remaining)
- Garage en bloc
- 730 sqft / 67 sqm
- No chain
- EPC rating - C / 79

A share-of-freehold apartment with a garage and the advantage of no onward chain, conveniently situated in this exceptionally well-cared for development, a stone's throw Cherry Hinton Hall Park.

The accommodation benefits from a wealth of natural light throughout and briefly comprises an entrance hall with a useful storage cupboard. There is a generous living/dining room, benefitting from a dual aspect with pleasant views over the development. The kitchen has been fitted with a range of units and has an integrated oven and electric hob with extractor over.

There are 2 bedrooms, the principal bedroom including a built-in sliding mirrored wardrobe. The shower room has been fitted with a modern white suite and is complemented by built-in shelving and storage.

Outside, to the front and rear of the property are exceptionally well kept communal gardens, mainly lawned with mature stocked borders and an array of flower-beds. The apartment also benefits from a garage located in a nearby block.

The property is share-of-freehold with 982 years left on the lease, with zero ground rent and a service charge of £1,972.32 per annum.





Ventress Farm Court was built in 1984 by the highly regarded local firm of William Sindall. Its design and features were based on the courtyard theme of many of Cambridge's colleges. The scheme is exceptionally well located for access to ARM, Addenbrooke's campus and the associated developments.

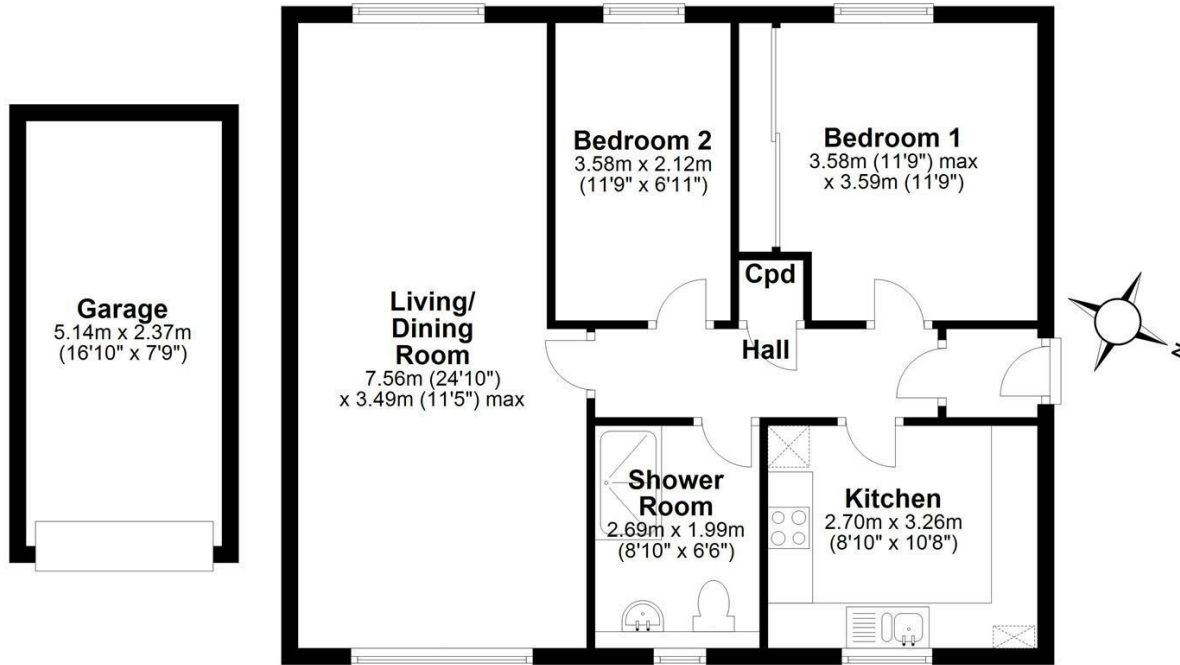
There are also various amenities nearby including a grocery store, petrol station, chemist, newsagents and Balzano's deli. The property is located just 2 miles from the City Centre with its combination of ancient and modern buildings, winding lanes and wide range of shopping facilities.

Schooling is available at Queen Emma primary with secondary provision at St Bedes. There is plenty more schooling in the area including the Netherhall, Spinney, Homerton nursery and Cambridge International School.



## Floor Plan

Main area: approx. 67.8 sq. metres (729.8 sq. feet)  
Plus garages, approx. 12.2 sq. metres (131.1 sq. feet)

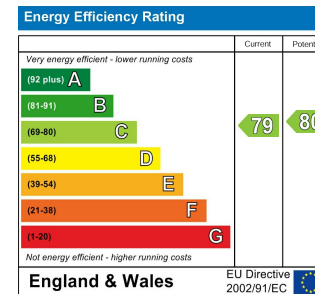


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Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



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

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