



Bush & Co.

## 61 Glenmere Close, Cambridge - Guide Price £299,995

Glenmere Close is conveniently located to the south side of the city, which offers good access to several major employers in the area. Addenbrookes hospital biomedical campus is located 1.4 miles away, the railway station is 2 miles and the city centre around 2.2 miles. There are plenty of local shops and supermarkets within the vicinity and Cherry Hinton Hall is just over the road.

The property sits behind a front garden, which belongs to the flat, with a private entrance door and lobby on the ground floor. On the first floor there is a generous central hallway with storage cupboard and all rooms lead from here. The sitting room has a large double glazed window featuring a southerly aspect. There are two comfortable double bedrooms and the dual aspect kitchen has a range of wall and base units and a breakfast bar. The well proportioned bathroom has an obscure double glazed window and

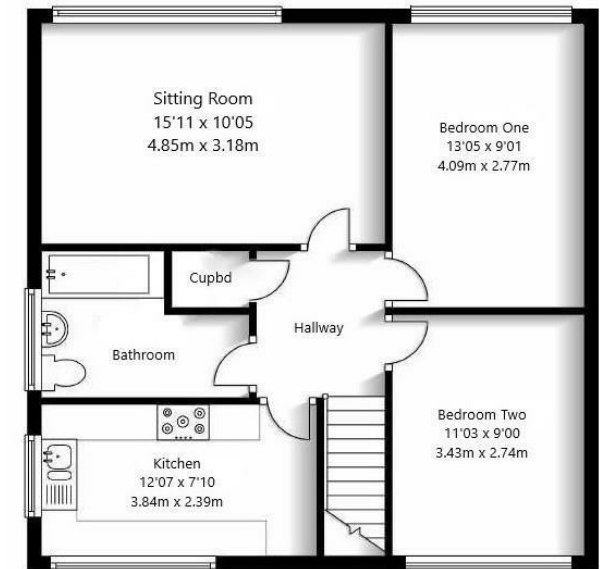
includes a three piece suite with shower over the bath.

There are replacement double glazed windows throughout and a gas fired radiator heating system. A single garage is located within the nearby block to the side.

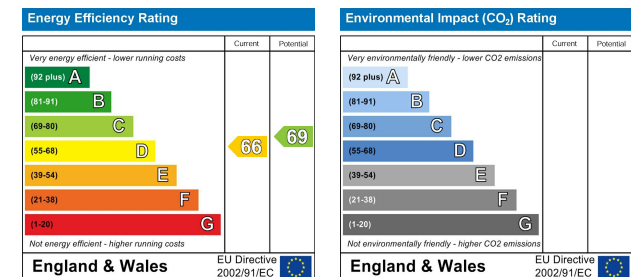
TENURE - Leasehold  
 TERM - 943 years remaining  
 MAINTENANCE CHARGES - N/A  
 GROUND RENT - TBC  
 POSTCODE - CB1 8EF  
 COUNCIL TAX - Band C  
 SERVICES - All mains services are believed to be connected to the property  
 FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale  
 VIEWINGS - Strictly through the vendors selling agents 01223 246262



### First Floor



Total Area : 624 sq ft ... 58 sq m



### IMPORTANT NOTICE

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.

Sales Office:  
 169 Mill Road, Cambridge CB1 3AN  
 01223 246262 sales@bushandco.co.uk

Lettings Office:  
 8 The Broadway, Mill Road, Cambridge CB1 3AH  
 01223 508085 Lettings@bushandco.co.uk