



**Chandlers Court, Burwell**  
**Cambridge, CB25 0AZ**  
**£200,000**

**MA**  
Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Chandlers Court, Cambridge, CB25 0AZ

**A recently improved first floor apartment set within this superb village setting and positioned in walking distance of an appealing mix of amenities.**

**Boasting light and airy rooms throughout, this property offers living room/dining room, kitchen, two good size bedrooms and a refitted bathroom.**

**Externally the property offers communal gardens and garage en-bloc.**

**Long lease, just renewed of 125 years.**

### Entrance Hallway

With doors to all rooms and storage cupboard housing boiler. Window to side aspect.

### Living/Dining Room

16'1" x 10'2"

Dual aspect living/dining room with feature fireplace and opening through to;

### Kitchen

10'0" x 7'1"

Fitted with a range of matching eye and base level storage units with work top surface over. Tiled splashbacks. Stainless steel sink and drainer with mixer tap over. Intergrated oven and hob with extractor hood over. Space and plumbing for white goods. Window to side aspect.

### Bedroom 1

10'9" x 10'7"

With fitted wardrobes. Window to side aspect.

### Bedroom 2

8'4" x 8'2"

With window to side aspect.

### Bathroom

Three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over.

### Outside

Communal gardens and garage en-bloc.

### Location

Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.

### Property Information

EPC - C

Tenure - Leasehold - 125 Years

Council Tax Band - B

Property Type - First Floor  
Apartment

Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - TBC  
Parking – Off Road Parking and Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks

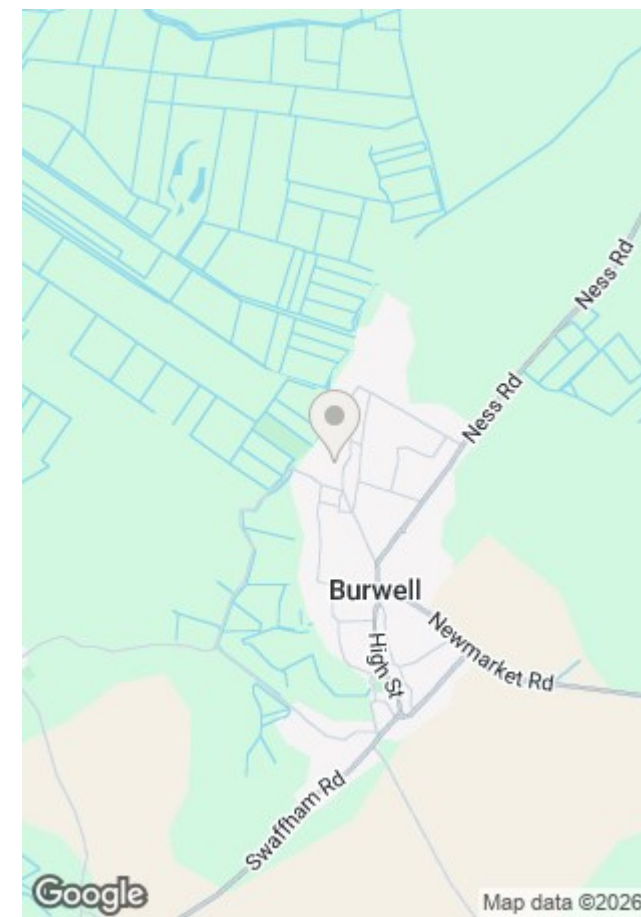
Rights of Way, Easements, Covenants – None that the vendor is aware of



First Floor Area  
552 sq ft – 51 sq m



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(01-01) B			
(09-80) C			
(05-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

