



16 LYNFIELD COURT, CAMBRIDGE,
CB4 1DP.

Offers in the region of £375,000



A smart two bedroom first floor apartment with open plan living/Kitchen/diner in a near central location close to the River Cam, Cambridge Science Park and Cambridge North Railway station.



Chesterton is a popular part of the City situated next to the River Cam just North of the city centre. There are excellent local facilities and amenities including traditional pubs, Tesco Metro, Post Office, Take Away Outlets as well as easy access to the city centre, Milton Road Science Park, Cambridge North Railway Station and A14 link road. All in all a great place to live.

Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

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DESCRIPTION

A stylish and modern two bedroom apartment close to the River Cam. On the Ground floor there is a Communal Entrance Hall with stairs leading to the first and second floors. This property is located on the First Floor with accommodation comprising of the following:- Entrance Hall with laminate flooring. Double glazed window to front aspect with glazed door to a Juliette balcony. Cupboard housing the gas boiler. Additional storage facility. Security Entry Phone System. Doors to:- Master Bedroom which is a double bedroom and has a double glazed window to rear aspect. Radiator. T.V and telephone points. Door to the Bathroom. Bedroom 2 is another double room with double glazed window to rear aspect. Bathroom comprising of a close coupled W.C. Wash Hand Basin. Panelled Bath. Inset spot lighting. Extractor fan. Open Plan Kitchen/Living/Diner with laminate and tiled flooring. Double glazed window to rear aspect. French doors leading out to a Balcony. Fitted Kitchen comprising of a one and half bowl stainless steel sink unit in front of double glazed window to rear aspect. Plumbing for integrated dishwasher and washing machine. A range of top and base units with work surfaces over. Electric Oven. Gas hob. Electric extractor fan. Inset spot lighting.

OUTSIDE

There are communal areas around the whole development with pleasant walks down to the river. There is also an allocated parking space.

SERVICES

Mains Gas. Mains Water. Mains Electric.

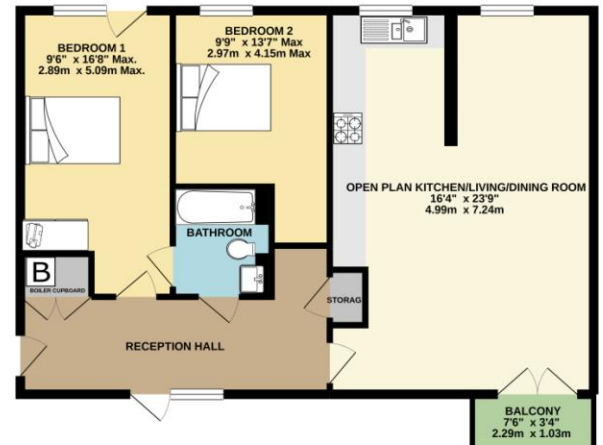
LOCAL AUTHORITY

Cambridge City Council. Band "C"

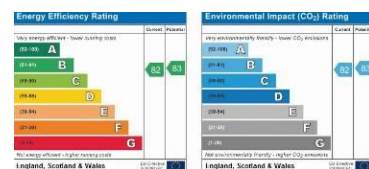
TENURE

TENURE Leasehold - 125 years from 1st May 2006. Ground rent is around £350 per annum and the service charge is around £1500 per annum (awaiting seller clarification).

FIRST FLOOR APARTMENT 802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA - 802 sq.ft. (74.5 sq.m.) approx.
Based on measurements taken.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Tylers for themselves and for the Vendors or Lessors of this property declare that these particulars are given as a general outline and whilst intended to be accurate do not constitute nor form any part of an offer or contract. Intending purchasers or tenants must satisfy themselves by personal inspection or otherwise as to the correctness of each statement. Fixtures, fittings and appliances have not been tested by Tylers. No person in the employment of Tylers has the authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are approximate.



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