



**Kennedy**  
&co.

## Havelock Close

Gamlingay

SG19 3NQ

£240,000 leasehold

- Ground Floor Apartment
- Two Double Bedrooms both with Built in Furniture
- Four Piece Wet Room
- Beautiful Communal Gardens
- Off Road Parking & Single Garage
- Dual Aspect Sitting / Dining Room
- Fitted Kitchen with Separate Utility Room / Cloakroom



Well presented ground floor apartment set within beautiful communal gardens. Ideally suited to first time buyers or those who require all the accommodation to be on one level. Dual aspect sitting / dining room, fitted kitchen, separate utility / cloakroom, two double bedrooms both with built in furniture and four piece wet room with Jacuzzi bath and shower. Externally there are beautifully tended communal gardens, off road parking and single garage. Walking distance to local shops. Long lease 900 years plus.

Gamlingay is a large South Cambridgeshire village located approximately 16 miles west of Cambridge with easy access to the A1 and M11. Comberton School catchment area. The village offers an extensive range of shops and local amenities along with a variety of spots for open walks in the countryside. For the

London commuter there is an excellent rail service from St Neots, Sandy or Biggleswade into London Kings Cross.

Entrance door with glazed panels opening into:

#### **RECEPTION LOBBY**

Part Upvc double glazed door opening through to:

#### **RECEPTION HALLWAY**

Large double storage cupboard, coving to ceiling, doors off to:

#### **SITTING / DINING ROOM**

21' 8" x 10' 9" max (6.6m x 3.28m) Dual aspect with Upvc double glazed windows with fitted shutters to both side aspects, further Upvc double glazed window

and door to the rear aspect overlooking the communal gardens, large range of built in furniture with a glass fronted display cabinet, shelving and base and eye level wall cabinets, twin radiators, serving hatch to the kitchen.

#### **FITTED KITCHEN**

8' 4" x 7' 5" (2.54m x 2.26m) Upvc double glazed window to the side aspect, fitted with a comprehensive range of base and eye level units, ample work surface space with tiling to splash areas, inset one and a half bowl sink unit, integral slimline dishwasher, built in oven and microwave, inset ceramic hob with extractor over, concealed gas fired boiler, space for upright fridge / freezer.

### UTILITY / CLOAKROOM

5' 6" x 5' 6" (1.68m x 1.68m) Upvc double glazed window to the side aspect, low level Wc, plumbing for washing machine, double base unit with worksurface over, inset single bowl sink unit, tiling to splash areas, radiator.

### BEDROOM ONE

10' 5" x 9' 4" (3.18m x 2.84m) Upvc double glazed window with fitted shutters to the side aspect, single wardrobe to either side of the bed with central bridging unit, further built in storage cupboard, radiator.

### BEDROOM TWO

10' 5" x 8' 2" (3.18m x 2.49m) Upvc double glazed window with fitted shutters to the side aspect, built in double wardrobe with further storage behind, over bed storage cupboards, radiator.

### BATH / WET ROOM

9' 3" x 6' 9" (2.82m x 2.06m) Upvc double glazed window to the side aspect, fitted four piece suite comprising low level Wc, Jacuzzi bath, Jack and Jill vanity wash hand basins and walk in shower, vertical radiator, heated towel rail, fully tiled walls.

### COMMUNAL GARDENS

Set to all sides of the property, beautifully maintained with large lawned areas with raised beds, ornamental pond and an array of mature trees and shrubs, private patio area and shed.

### OFF ROAD PARKING

Set to the front of the property providing off road parking for one vehicle with additional visitor parking.

### SINGLE GARAGE

Set En bloc to the front of the property, single up and over door.

### AGENTS NOTE

Share of freehold

Lease: 900+ years left

Maintenance fee: To be confirmed.





### COUNCIL TAX BAND

Tax band B

### TENURE

Leasehold

### LOCAL AUTHORITY

South Cambridgeshire District Council



### OFFICE

10 Market Square  
Potton  
Bedfordshire  
SG19 2NP

**T:** 01767 262729

**E:** [kennedypotton@btconnect.com](mailto:kennedypotton@btconnect.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.