



2 Sherlock Court, Sherlock Road, Cambridge CB3 0JB
Guide Price £300,000 Leasehold with Share of Freehold



A SPACIOUS AND PRIVATE TWO BEDROOM GROUND FLOOR APARTMENT CENTRALLY LOCATED OFF HUNTINGDON ROAD BENEFITTING FROM OFF-STREET PARKING AND A GARAGE. OFFERED FOR SALE WITH NO ONWARD CHAIN.

Entrance hall • bathroom • two double bedrooms • sitting/dining room • kitchen • off-road parking • garage

Occupying a central location a short walk away from the historic City centre, this spacious two bedroom ground floor apartment forms part of a small and secluded scheme off Huntingdon Road providing parking and a garage. The property has been well-kept and is nicely presented throughout, being offered with no onward chain.

The entrance hall provides useful storage and leads to two double bedrooms, bathroom and spacious sitting/dining room. The fully fitted kitchen provides an extensive range of storage units, work surface space and is conveniently located off the sitting/dining area.

Outside, the property is set behind mature shrubs and trees which give the property a high degree of privacy. There is a garage and parking located at the rear of the property.

KEY FEATURES

Spacious ground floor apartment
Centrally located
Two double bedrooms
Garage and parking
959 years lease remaining
No onward chain

LOCATION

Sherlock Court lies off Sherlock Road which is in turn off Huntingdon Road, about 1.25 miles north west of Cambridge City centre. There are local shopping facilities in nearby Histon Road, Victoria Road and Castle Hill and it is a short walk to Eddington with its range of facilities including University Primary School and Sainsburys Supermarket.

TENURE

Leasehold with share of freehold
999 years from 01/01/1978
Managing agent – Encore

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

Cambridge City Council
Cambridgeshire County Council

FIXTURES AND FITTINGS

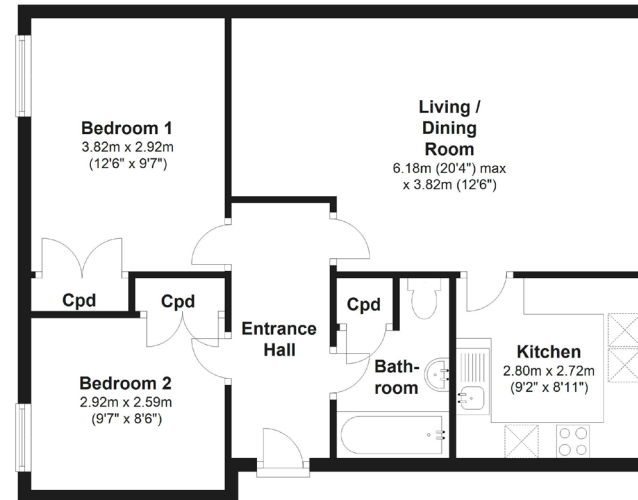
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING

Strictly by appointment through Redmayne Arnold and Harris:
7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ T: 01223 323130

Floor Plan

Approx. 62.5 sq. metres (672.5 sq. feet)



Total area: approx. 62.5 sq. metres (672.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

