



7 Larchfield, Gough Way, Cambridge CB3 9LR
Guide Price £440,000 Leasehold with Share of Freehold



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A BEAUTIFULLY PRESENTED SPACIOUS GROUND FLOOR TWO BEDROOM APARTMENT OF ABOUT 990 SQFT IN THE POPULAR NEWNHAM AREA TO THE WEST OF THE CITY.

Communal entrance hall • spacious sitting room • well fitted kitchen/dining room • two large bedrooms • shower room • utility room • gas fired central heating • large single garage • communal gardens

7 Larchfield is a spacious, beautifully presented, two bedroom ground floor apartment offering well laid out accommodation with windows to front and rear aspect. The apartment is well presented and has been updated over recent years including a new kitchen and shower room and a new gas fired boiler. Externally there are attractive communal gardens. The property has a single garage with up and over door, light and power about 17'4" x 10'9".

KEY FEATURES

Spacious ground floor apartment
Two large bedrooms
Gas radiator heating system
Updated kitchen and shower room
Single garage
Communal gardens
Good access to the City centre and the M111

LOCATION

Larchfield is a block of 12 apartments believed to date from the 1960's set off Gough Way which is a no through road situated off Barton Road. It is in the popular Newnham area located to the south west of the City. Newnham village offers an excellent variety of local shops and facilities including the popular Newnham Croft Primary School.

TENURE- SHARE OF FREEHOLD

There are 12 owners of the freehold which is on a 999 year lease from 1997. Current management charges are about £1,500 per annum payable quarterly which include block insurance and internal shared area maintenance and maintenance of the communal gardens and grounds

PLEASE NOTE

This is a Executors sale and subject to probate being granted.

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

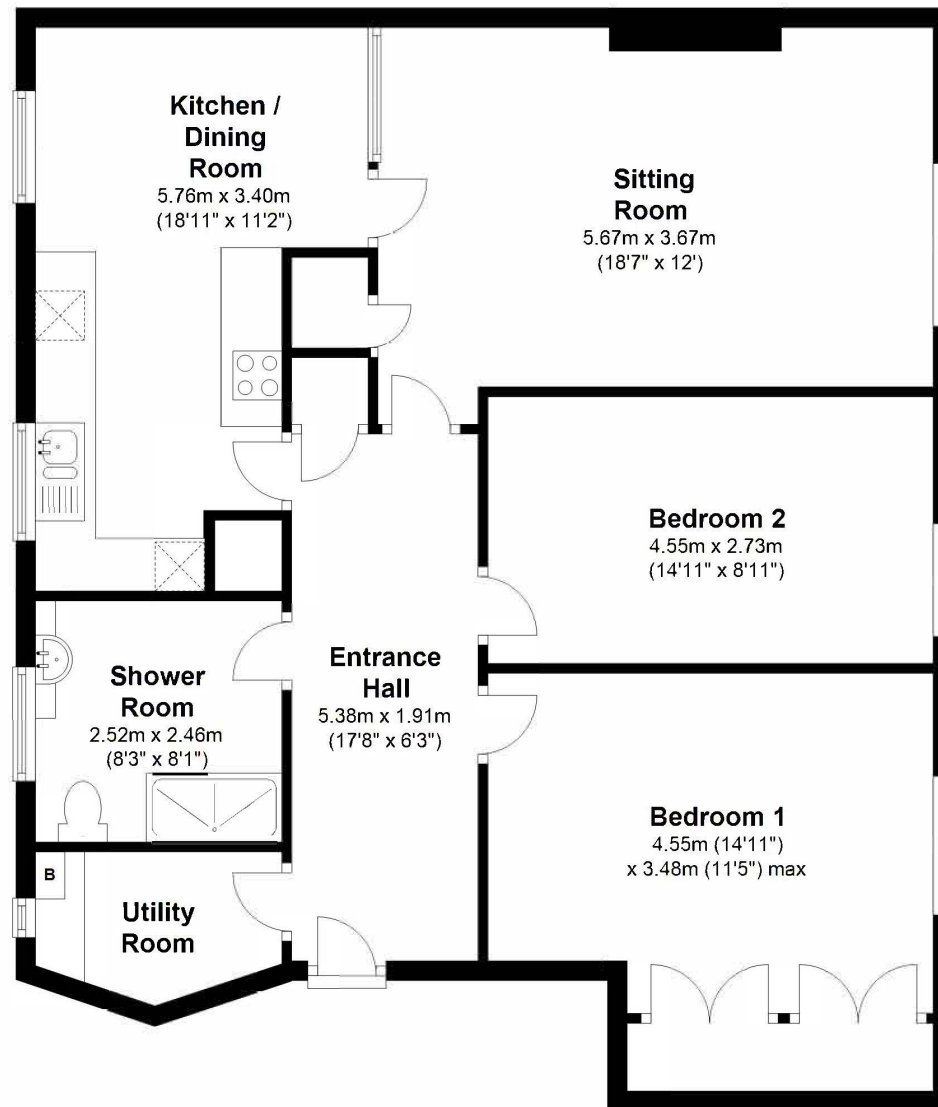
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



7 Dukes Court, 54-64 Newmarket Road, Cambridge, CB5 8DZ

Floor Plan

Approx. 92.2 sq. metres (992.6 sq. feet)



Total area: approx. 92.2 sq. metres (992.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

