



**bush**  
sales



# 10 Hadleigh Court, Cambridge - Offers Around £190,000

A generous and well appointed first floor one bedroom apartment set in quiet residential area located within easy access to Cambridge City Centre. The property comprises communal entrance, secure entrance hall, living/dining room, fitted kitchen, study, double bedroom and bathroom. Benefiting from double glazed window, gas fired central heating, communal parking and no onward chain.

## Location

Hadleigh Court is located off Ditton Lane which is located off Newmarket Road allowing easy and convenient access to A14, M11, Marshall's, Sainsbury's Superstore at Coldhams Lane and Cambridge City Centre. Within close proximity are a range of shops and facilities located at the junction of Barnwell Road and Newmarket Road.

## Ground Floor

UPVc external door leading to stairs to first floor.

## Entrance Hall

With timber front door to entrance hall comprising storage cupboard and access to loft space.

## Living Room

14'8" x 11'8" (4.47m x 3.56m)  
With double glazed windows to rear, television point and radiator.

## Kitchen

9'8" x 8" (2.95m x 2.44m)  
Comprehensively and well fitted to comprise a single sink unit with cupboards below in addition to a range of wall and base units, integrated electric oven, gas hob, extractor

fan, plumbing for washing machine, tiled surrounds and double glazed window.

## Bedroom

11'9" x 9'11" (3.58m x 3.02m)  
With double glazed window and single radiator.

## Study

9'7" x 4'7" (2.92m x 1.40m)  
With window to side, radiator and gas fired boiler serving domestic hot water and central heating system.

## Outside

Outside are communal landscaped areas, communal parking and bin store.

## Additional Information

TENURE - Leasehold

Maintenance Charges - TBC

Ground Rent - TBC

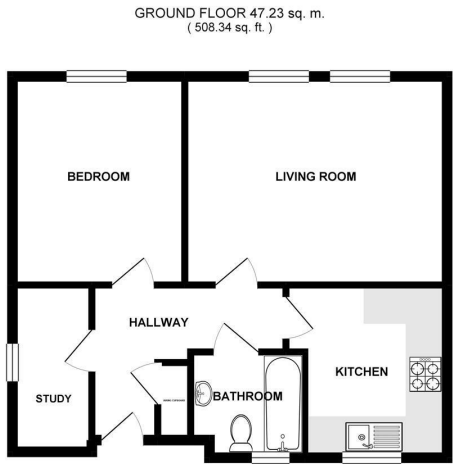
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COUNCIL TAX - A

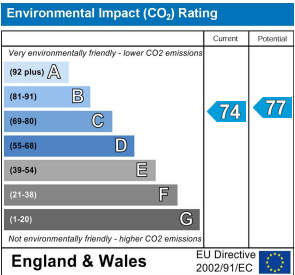
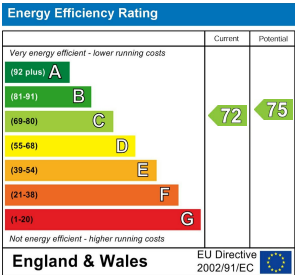
SERVICES - All mains services are believed to be connected to the property. LOCAL AUTHORITY - FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale VIEWINGS - Strictly through the vendors selling agents 01223 246262

## IMPORTANT NOTICE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



TOTAL FLOOR AREA: 47.23 sq. m. (508.34 sq. ft.) approx.  
These areas, derived from basic measurements, are provided for guidance only. They do not constitute a guarantee of accuracy. The actual area may vary slightly from the stated area due to variations in the way the property is measured. The figures are given as approximate and are not intended to be used for legal purposes. The figures are given as approximate and are not intended to be used for legal purposes.



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