



34 Thornton Court, Girton, Cambridge, CB3 0NS
Guide Price £320,000 Leasehold



A LIGHT AND SPACIOUS THREE BEDROOM SECOND FLOOR APARTMENT OVERLOOKING BEAUTIFULLY KEPT COMMUNAL GARDENS, CLOSE TO HUNTINGDON ROAD

Three bedrooms • sitting/dining room • kitchen • bathroom • reception hall • garage • communal gardens

Positioned in a quiet corner of a well-managed scheme close to Huntingdon Road, this second floor three bedroom apartment provides immaculately presented and light-filled accommodation which enjoys lovely views to the front and rear over neat and established gardens.

A spacious reception hall provides useful built-in storage and leads to three bedrooms, a refitted bathroom, a kitchen providing ample storage units and an integrated dishwasher. The large open-plan sitting/dining room has triple aspects and measures an impressive 27'6 x 13.

Outside, there are beautifully kept communal gardens with neat lawned areas and attractive mature trees. There is a garage in a nearby bloc.

KEY FEATURES

Second floor apartment
Lovely views over established gardens
Immaculately presented throughout
No onward chain

LOCATION

Thornton Court is situated in Thornton Road which is located just over the Cambridge City boundary off Huntingdon Road and about 2.5 miles north west of the City centre. Thornton Road itself has a selection of local shops. Primary schooling is available in Girton village with secondary schooling at Impington Village College. The village of Girton also offers a church and recreation ground.

AGENTS NOTES

999 years lease from 1995
£1240 per year service charge including water. We have been advised that the service charge has been suspended until further notice owing to a surplus
Managing agent – Temples
Council tax band - D

SERVICES

All mains services are connected.

STATUTORY AUTHORITIES

South Cambridgeshire District Council
Cambridgeshire County Council

FIXTURES AND FITTINGS

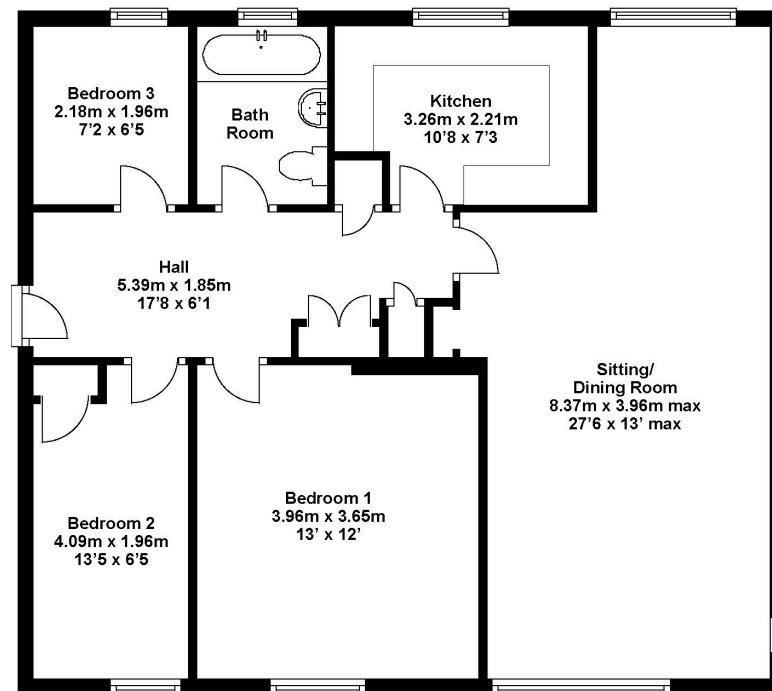
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

VIEWING

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

34 Thornton Court, Girton

Second Floor



Approx. gross internal floor area 79 sqm (850 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.