



50 Sherlock Close, Cambridge, CB3 0HP  
Guide Price £345,000 Share of Freehold





## A SPACIOUS SOUTH FACING GROUND FLOOR APARTMENT OFFERING WELL PLANNED AND LIGHT FILLED ACCOMMODATION IN AN ESTABLISHED SETTING JUST OFF HUNTINGDON ROAD SET WITHIN DELIGHTFUL COMMUNAL GARDENS BACKING ONTO UNIVERSITY PLAYING FIELDS

Communal entrance foyer • spacious entrance hall • spacious sitting room opening to dining area • kitchen • two double bedrooms • bathroom • gas warm air central heating • private secure storage shed • direct access to well tended communal gardens • car parking area • offered with no onward chain

50 Sherlock Close is a purpose built ground floor apartment offering light filled accommodation via large windows which overlook beautiful communal gardens. The property comprises a spacious entrance hallway with range of storage cupboards, open plan sitting room with double glazed French door and window to the garden, low level fitted bookcases and opening through to a dining area with window to rear and glass sliding door to the kitchen with range of wall and base units, space for appliances and water heater. There are two double bedrooms, both with fitted cupboards and views towards the garden and a bathroom with a three piece coloured suite. The property is in good decorative order but would benefit from some updating throughout. In all an excellent opportunity to acquire a spacious ground floor apartment standing in an attractive established and quiet setting just off Huntingdon Road.

### KEY FEATURES

Open plan sitting/dining room  
Direct access to the garden  
Off Street parking  
Gas warm air heating  
No onward chain  
Outside storage cupboard

### LOCATION

Sherlock Close 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 on nearby Histon Road, Victoria Road and Castle Hill and it is a short walk to Cambridge Northwest with its range of facilities including University primary school and Sainsburys Supermarket.

### TENURE

Leasehold with share of freehold  
Lease in the process of being extended to 129 years to 2148. Each apartment owns an equal share in the freehold company.  
Current service charge £450 per quarter including water rates, building insurance, external maintenance, cleaning of communal areas and gardening services.  
There is no ground rent.

### SERVICES

All mains services are connected.

### STATUTORY AUTHORITIES

Cambridge City Council  
Council Tax Band - C

### FIXTURES AND FITTINGS

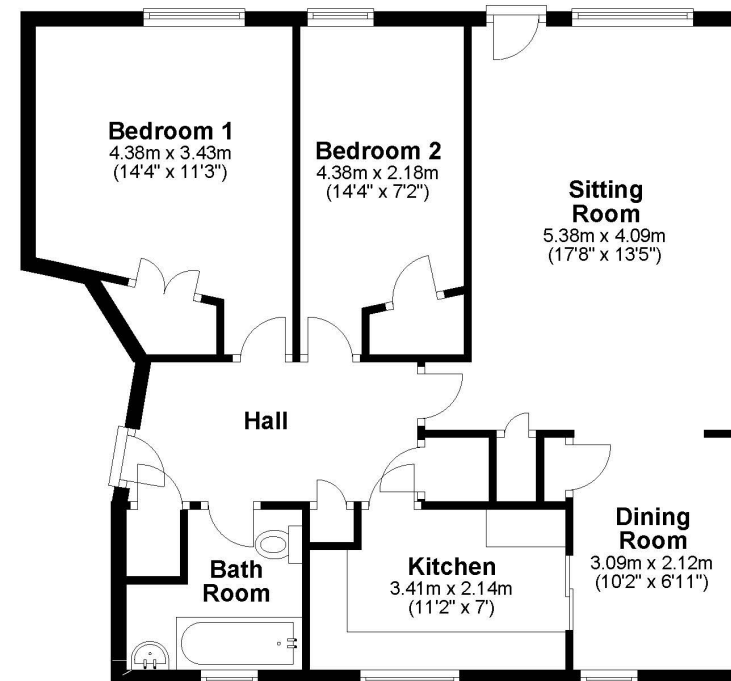
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

### VIEWING

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

## 50 Sherlock Close, Cambridge Ground Floor

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			



Approx. gross internal floor area 73 sqm (800 sqft)



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.