



**29 ORCHARD CLOSE, HARSTON,  
CAMBRIDGE, CB22 7PT**  
**Offers In Region Of £255,000**



**A first floor, two bedroom apartment immaculately presented with open plan kitchen/living room, communal gardens, allocated parking and no upward chain.**



Harston is a popular and well served village lying south of Cambridge. There are excellent local facilities and amenities and easy access to the M11, Cambridge and Royston. Primary Schooling is provided by Harston & Newton Community Primary School. The surrounding area also provides excellent amenity value and pleasant walks in gently undulating countryside.

**Cambridge**  
104 Cherry Hinton Road  
Cambridge CB1 7AJ  
01223 214400

**Histon**  
19 High Street, Histon  
Cambridge CB24 9JD  
01223 235111

**Willingham**  
Stocks Corner, High Street  
Willingham, Cambs CB24 5ES  
01954 260952

**Newmarket**  
16a High Street  
Newmarket, Suffolk CB8 8LB  
01638 660303

**hello@tylers.net | TYLERS.NET**

### ENTRANCE HALL

A large entrance hall with built in wardrobe and airing cupboard.

### KITCHEN/LIVING ROOM

With a range of modern cupboard units, built in electric oven & hob with extractor hood, stainless steel sink with mixer tap & drainer, white splashback tiling, plumbing for white goods, laminate flooring, two windows.

### BEDROOM 1

A double room with window overlooking the communal garden.

### BEDROOM 2

A good size single room with built in wardrobes and window overlooking the communal garden.

### BATHROOM

A white suite comprising panelled bath with shower over, pedestal wash basin, WC, extractor fan, window to garden.

### OUTSIDE

There is a gated communal garden to the side and rear of the building and a single allocated parking space to the front.

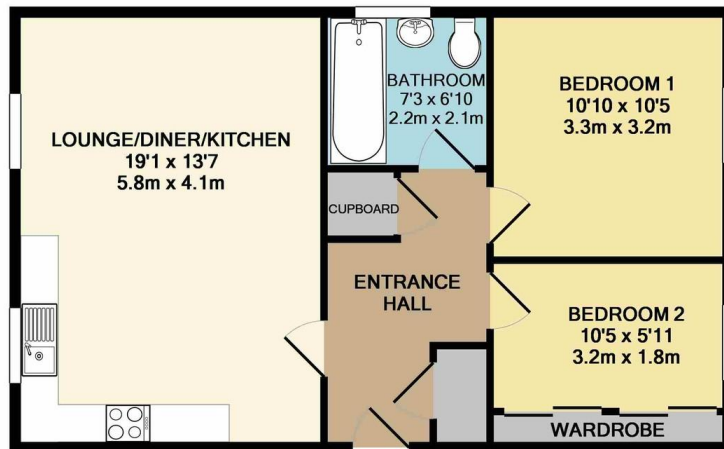
### LEASE

The lease is for 125 years commencing in 2012. The service charge is around £105.00 a month. NOTE: the property is currently part-owned by a housing association and the purchase is subject to their approval. Chorus Homes 0345 266 9760, [info@chorushomesgroup.co.uk](mailto:info@chorushomesgroup.co.uk)

**Council tax band B £1,420.01 for 2019/2020**

Energy Efficiency Rating		Current	Potential
Low energy efficient - lower heating costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher heating costs			
England, Scotland & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Low environmental impact - lower CO <sub>2</sub> emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			



ORCHARD CLOSE, HARSTON, CB22 7PT  
Made with Metropix ©2019

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Tylers for themselves and for the Vendors or Lessors of this property declare that these particulars are given as a general outline and whilst intended to be accurate do not constitute nor form any part of an offer or contract. Intending purchasers or tenants must satisfy themselves by personal inspection or otherwise as to the correctness of each statement. Fixtures, fittings and appliances have not been tested by Tylers. No person in the employment of Tylers has the authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are approximate.



Tylers Independent Estate Agents is a trading name of Tylers Property Partnership Ltd  
Registered address; Salisbury House, Station Road, Cambridge, CB1 2LA Company Number 7535939 VAT Number 934 673 206

