



76 TAMARIN GARDENS, CHERRY HINTON, CAMBRIDGE

Carter Jonas



# 76 TAMARIN GARDENS, CHERRY HINTON, CAMBRIDGE, CB1 9GH

- City Centre - approx. 4.3 miles
- Addenbrookes Hospital - approx. 2.6 miles
- Cambridge Railway Station - approx. 2.6 miles

- Off street parking
- Ideal investment opportunity
- Excellent local amenities
- 1 Bedroom
- Recently extended lease
- EPC rating D

## LOCATION

Cherry Hinton offers a comprehensive range of facilities to include shops, public houses and restaurants, a local health and community centre and library. Being on the south-eastern outskirts of the city, Tamarin Gardens is ideally situated for Addenbrooke's Hospital and the Bio-Medical campus, Cambridge Station, with the City Centre just over 3 miles away.

## DESCRIPTION

Positioned in a particularly secluded area of Cherry Hinton, 76 Tamarin Gardens is a well-presented second floor apartment, offering modern and bright accommodation. The property is accessed via a secure communal entranceway, serviced by a remote telephone entry system. Upon entry to the apartment, the inner hallway leads to all principal rooms, to include the bedroom, bathroom and kitchen/living area.

The main living area offers ample living space and a large south-east facing window to the rear of the apartment provides an excellent, elevated outlook over the communal gardens below. The kitchen is arranged open-plan to the lounge and comprises white units and countertops with matching cupboards over. This provides plenty of storage and worktop space, whilst retaining room for additional appliances such as a stove or washing machine.

The main bedroom provides plenty of space for a double bed and benefits from additional built-in wardrobe storage. The bathroom is finished to a neutral palette and comprises a three-piece suite including bathtub with shower over, handbasin and separate WC.

**AN EXCITING OPPORTUNITY TO ACQUIRE THIS BRIGHT AND INVITING 1 BEDROOM APARTMENT, FORMING PART OF THIS QUIET RESIDENTIAL DEVELOPMENT IN THE HEART OF CHERRY HINTON.**





**OUTSIDE**

The property makes use of a private allocated car parking space.

**ADDITIONAL INFORMATION:**

**TENURE:** Leasehold

**SERVICE CHARGE:** £241.38 (approx)

**GROUND RENT:** £125.00 (approx)

**LOCAL AUTHORITY:** Cambridge City Council

**COUNCIL TAX:** Band A

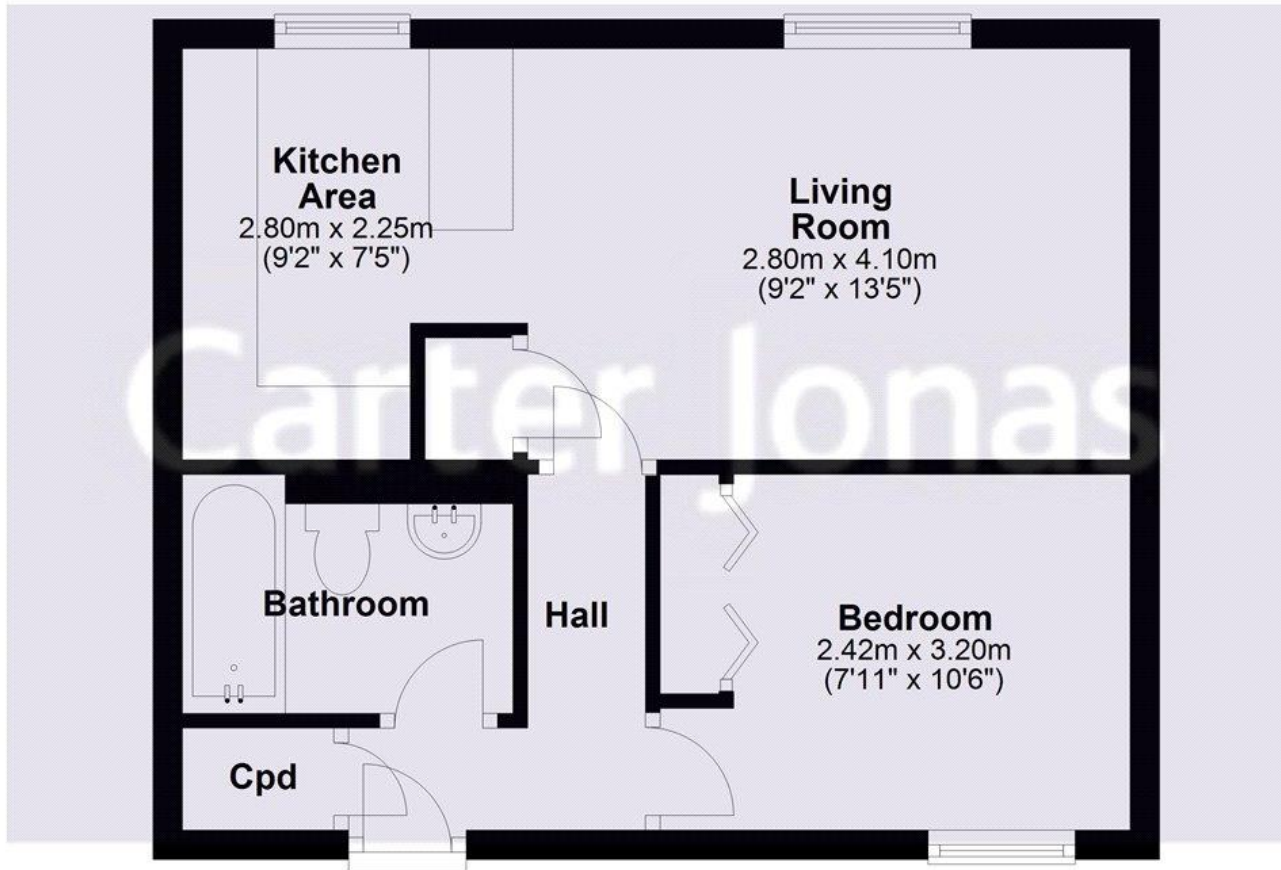
**VIEWINGS:** Strictly by appointment via Carter Jonas 01223 403330





# Floor Plan

Approx. 34.7 sq. metres (373.3 sq. feet)



Total area: approx. 34.7 sq. metres (373.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Cambridge Sales 01223 403330

cambridgesales@carterjonas.co.uk  
The Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**  
Offices throughout the UK

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Classification L2 - Business Data