



19 SHERLOCK CLOSE, CAMBRIDGE, CB3 0HW

- Cambridge City centre – approx. 1.4 miles
- A14 – approx. 1.8 miles
- Science/Business Parks – approx. 2.5miles

2 Bedrooms • Re-fitted kitchen • Open-plan living/
dining room • Bathroom • Communal parking • Gas
central heating • EPC rating D

DESCRIPTION

Dating from 1960, the highly regarded Sherlock Close development provides a well maintained and peaceful living environment. This particular development does not allow buy-to-let properties and therefore the majority of flats are owner-occupied creating a good sense of community.

Approached via a well maintained communal entrance hall and offers particularly well-proportioned living accommodation which is newly refurbished, including rewiring, plumbing and new windows. High specification re-fitted kitchen with quartz work surfaces, timber framed cabinets and a range of Bosch integrated appliances, creation of open-plan lounge/dining area, 2 double bedrooms and bathroom.

The flat offers particularly light and airy accommodation with large windows providing a splendid outlook over the communal grounds.

OUTSIDE

Communal gardens, parking and outside lockable store.

GROUND FLOOR FLAT OFFERING LIGHT AND AIRY ACCOMMODATION OF EXCELLENT PROPORTIONS AND ENJOYS A DELIGHTFUL OUTLOOK OVER EXTENSIVE, MATURE LANDSCAPED COMMUNAL GROUNDS. PARTLY RENOVATED.



LOCATION

Situated off Huntingdon Road just over a mile from Cambridge City centre, Sherlock Close comprises a group of purpose built apartments in a mature courtyard style development delightfully situated overlooking extensive central landscaped communal grounds. The location is likely to prove ideal for anyone needing access to university colleges and departments with a frequent bus service and cycle lane along Huntingdon Road. There is also easy access onto the region's main commuter routes (A14, M11, A11) and a pedestrian short-cut to excellent local shopping facilities on Histon Road.

ADDITIONAL INFORMATION

Tenure: Leasehold with share of freehold, 150 years from March 1998

Service Charge: Approx £1920 per annum

Services: All mains services

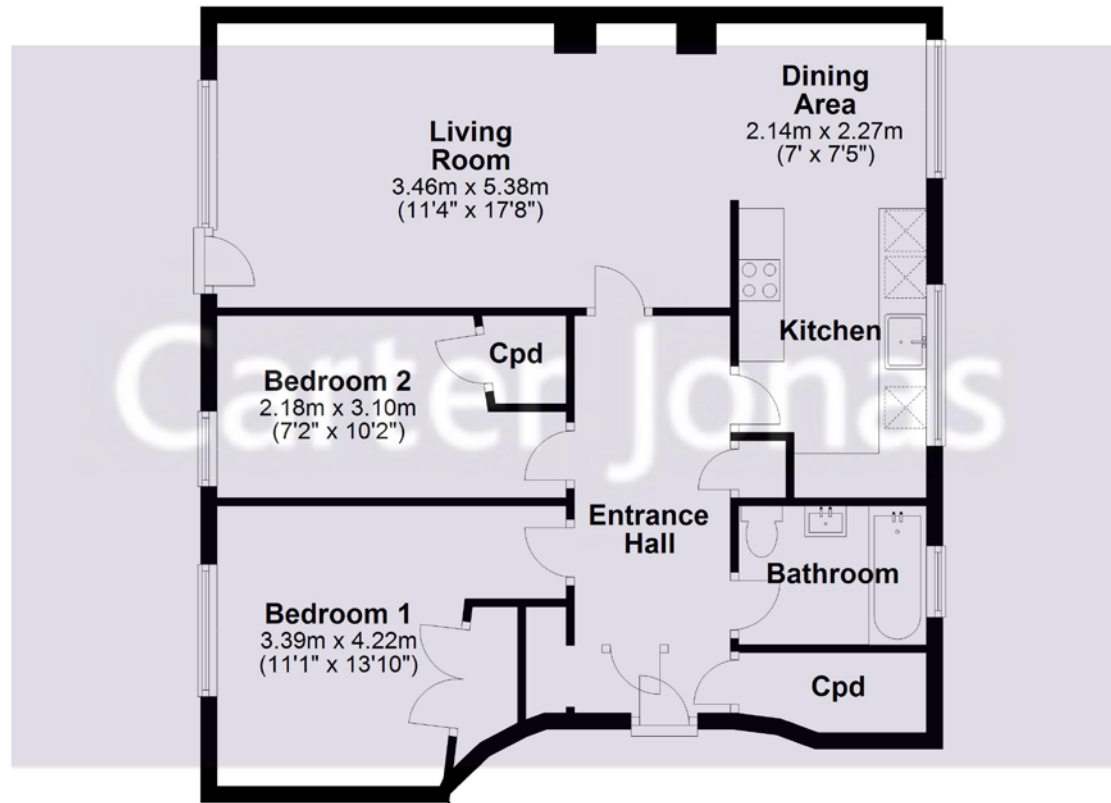
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the selling agents, Carter Jonas 01223 472011



Floor Plan

Approx. 65.4 sq. metres (703.5 sq. feet)



Total area: approx. 65.4 sq. metres (703.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 74 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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