



Pinks Close, Cambridge
CB1 3FG

Pocock+Shaw

8 Pinks Close
Cambridge
Cambridgeshire
CB1 3FG

A modern first floor two bedroom apartment just to the North of Cherry Hinton.

- Two bedrooms
- Open plan living area
- Master bedroom with en suite shower room
- Bathroom
- Engineered wood flooring
- Gas central heating and double glazing
- Comprehensively fitted kitchen area with integrated appliances
- Allocated parking space

Offers in excess of £350,000



Pinks Close forms part of a small development off Coldhams Lane with fantastic views over Cambridge City Airport and surrounding countryside while only being about a 10 minute cycle to Mill Road, benefiting from the numerous independent, vibrant pubs, bars and shops in the area and local Sainsburys.

This first floor apartment has been completed to a high standard and in detail comprises;

First Floor Communal entrance door with video entrance phone. Stairs to first floor. Private front door to

Entrance Hallway with video entrance phone, deep built in cupboard with lighting, radiator, engineered wood flooring. Doors to

Living Area 22'0" x 12'10" (6.71 m x 3.91 m) open plan room with window to side and window to rear with views to landscaped courtyard, two radiators, good range of contemporary style fitted wall and base units with stone fitted work tops and upstands, stainless steel sink unit and drainer with mixer taps, Zanussi four ring electric hob with stainless steel splashbacks and extractor hood over, eye level Zanussi electric oven, integrated Zanussi dishwasher, integrated Zanussi washer/dryer, integrated fridge/freezer, extractor fan and recessed ceiling spotlights to kitchen area, engineered timber flooring.

Bedroom 1 14'11" x 10'2" (4.55 m x 3.11 m) with window to rear with views to landscaped courtyard, sliding mirror fronted doors to built in wardrobe cupboard, radiator, TV/FM/DAB point, door to

En suite shower room large fully tiled shower cubicle with fixed glass panel and shower unit with multi-jets, WC with concealed cistern and recessed stone shelf over with feature circular sink unit with stone tiled splashbacks, heated mirror (anti fog) over, recessed ceiling spotlights, chrome heated towel rail, large ceramic tiled flooring, shaver point, extractor fan.

Bedroom 2 12'2" x 10'6" (3.72 m x 3.21 m) with window to rear with views to courtyard, radiator.

Bathroom with panelled bath with tiled surround, WC with concealed cistern, heated towel rail, large ceramic tiled flooring.

Outside Allocated parking bay and locked bike shed

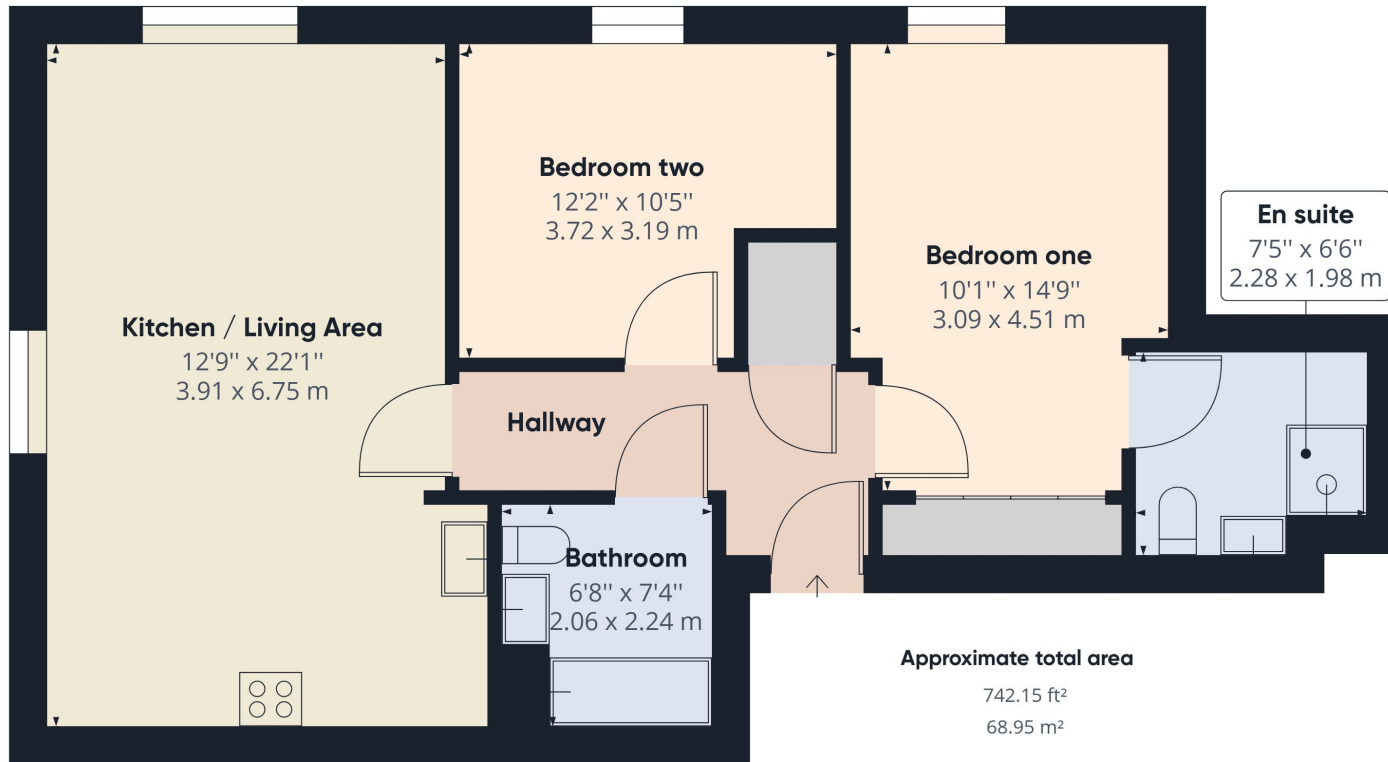
Services Mains water, electricity and drainage.

Tenure The property is Leasehold - 125 year commencing on 01/July/2018. Current service charge is £1625.22 /annum. Ground rent payable £350 /annum.

Council tax Band C

Viewing By arrangement with Pocock & Shaw





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested