



Bush & Co.



2 Amhurst Court, Cambridge, CB3 9BH

Guide Price £495,000 Leasehold - Share of Freehold



Energy Rating Band D

In brief the accommodation consists; A welcoming entrance hallway leads to all rooms, there is a large storage cupboard, housing the washing machine and dryer.

The living/dining room is light bright and airy, with large dual aspect windows, ample space for dining table and chairs. The newly fitted kitchen is off the dining room, and benefits from under floor heating there is a range of matching cabinets and drawers, ample worksurfaces, integrated dishwasher, Smeg double oven, 4 ring gas hob with extractor above, window to side aspect.

There are 2 bedrooms, the principal bedroom is a great size double with window to front aspect, bedroom 2 again is a double, with built in storage.

The refitted bathroom is modern in design with underfloor heating, there is a bath with shower over, hand wash basin, WC, finished with contemporary tiling. There is a separate shower room, with shower, hand wash basin, WC, again with underfloor heating.

Outside, the apartment has a pathway leading to the entrance door and telecom entry system which provides access to a communal hall, the apartment benefits from a secure storage cupboard located off the communal entrance hall. There is a lift and stairs. There are beautifully well-tended mature communal gardens which are extremely well cared for. There is residents parking on a first come, first served basis.

Amhurst Court forms part of the well-regarded Pinehurst development, which is located in the west city area of Newnham. The development is convenient for access to the city centre and many of the University departments. Local shopping is available in Newnham and includes a post office, general store, pharmacy and a small supermarket. The mainline railway station and M11 are both within two miles, whilst the city centre is easily accessed by bicycle or on foot.

TENURE – Share of freehold 999 years from 1989, therefore 964 years remaining

SERVICE CHARGE – £4000 Per Annum, paid twice yearly.

MANAGEMENT COMPANY - Encore



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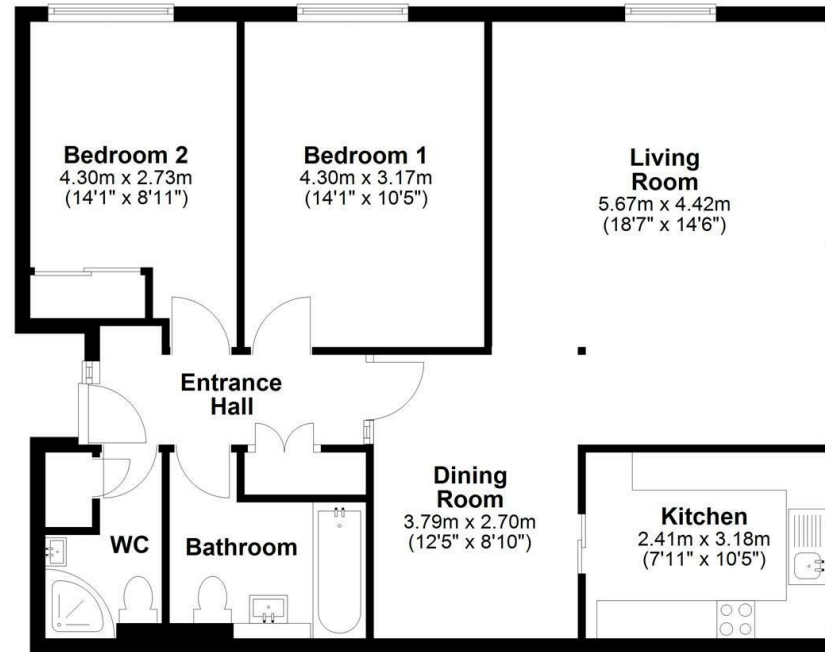
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Floor Plan

Approx. 82.9 sq. metres (892.6 sq. feet)



Total area: approx. 82.9 sq. metres (892.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Further Information

Tenure - Leasehold - Share of Freehold

Council Tax - Band E

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road
Cambridge
Cambridgeshire
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