



Bush & Co.



3 Pamplin House, Fernlea Close, Cherry Hinton, Cambridgeshire, CB1 9LW

Guide Price £275,000 Leasehold - Share of Freehold



Cherry Hinton is located south east of Cambridge and benefits from many local facilities. As a self contained village there are a wide range of shops and services, primary and nursery schooling, a bank, library and the nearby Cherry Hinton Hall park. Access is also convenient to Addenbrookes Hospital, the cycle path to the Cambridge Railway Station, the A10 and A14 with a regular bus service to the City Centre. Both the established Tesco and Sainsburys superstores are a short distance away and the nearby High Street has an abundance of shops and facilities.

Pamplin House is a Victorian house conversion forming four flats, each owning a share of the freehold interest. There are double glazed windows and a gas fired radiator central heating system in addition to some recently re-fitted flooring and re-decoration.

The front door opens into a lobby with built in cupboard. The central living room offers space and light with dual aspect windows and doors to all rooms. The kitchen/dining room comprises a range of wall and base units and work surfaces with oven and hob, extractor canopy and stainless steel sink and drainer. Bedroom one is a large double room at the back and bedroom two is a generous single room at the front with dual aspect windows. The newly fitted three piece shower room comprises a large shower cubicle, w.c and wash hand basin with part tiled walls and a utility cupboard housing the wall mounted gas fired combination boiler as well as plumbing for a washing machine.

Outside - There is a garden area to the rear with access gate and a residents car parking area to the front.

TENURE - Leasehold with a share of freehold

TERM - Around 950 years remaining

MAINTENANCE CHARGES - TBC

GROUND RENT - N/A

COUNCIL TAX - Band B



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Further Information

Tenure - Leasehold - Share of Freehold

Council Tax - Band B

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
CB1 3AN

www.bushandco.co.uk

Ground Floor
Approx. 52.5 sq. metres (565.5 sq. feet)



Total area: approx. 52.5 sq. metres (565.5 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

