



Bush & Co.



38 Fennec Close, Cherry Hinton, CB1 9GG

Guide Price £260,000 Leasehold



2



1



1



C

Energy Rating Band C

Fennec Close is located in an established part of Cherry Hinton with plentiful shops, supermarkets and amenities nearby. Both the Addenbrookes Hospital Biomedical Campus and mainline railway station are within 2 miles and the historic city centre around 3 miles. There is good schooling for all ages within the vicinity and transport links are well catered for with regular bus services and convenient access to the A14.

The property is a purpose built apartment situated on the first floor with fine views at the front, overlooking a green and play area. There are double glazed windows and electric heating. Sold with the advantage of no upward chain.

The hallway has a cupboard housing the hot water cylinder and an intercom entry phone. Wood flooring flows throughout the living accommodation.

The bright and spacious sitting room features dual aspect windows and superb views across the green and play field. The kitchen is fitted with a range of wall and base units and work surfaces with a stainless steel sink and drainer, electric oven and hob, plumbing for washing machine and space for fridge freezer.

There are two bedrooms, one being a double with wardrobe recess and the other a well proportioned single room. The three piece modern bathroom has an electric shower over the bath as well as an air extractor fan and tiled walls and flooring.

Outside - There are secure gated communal lawned gardens at the back of the block and the property comes with an allocated car parking space.

TENURE - Leasehold

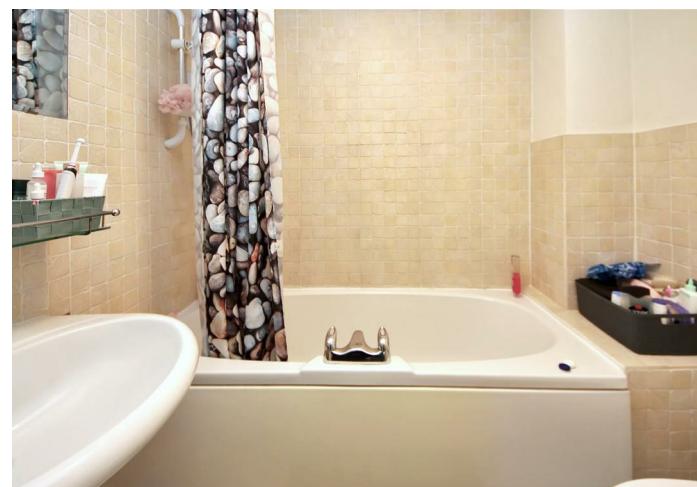
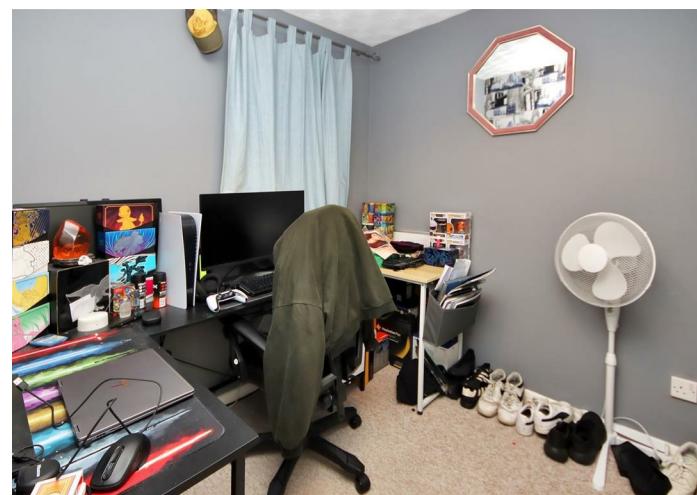
TERM - 100 years remaining

MAINTENANCE CHARGES - £1200 PA

GROUND RENT - TBC

COUNCIL TAX - Band B

LOCAL AUTHORITY - South Cambridgeshire



Exceptional service in Cambridge and the surrounding villages

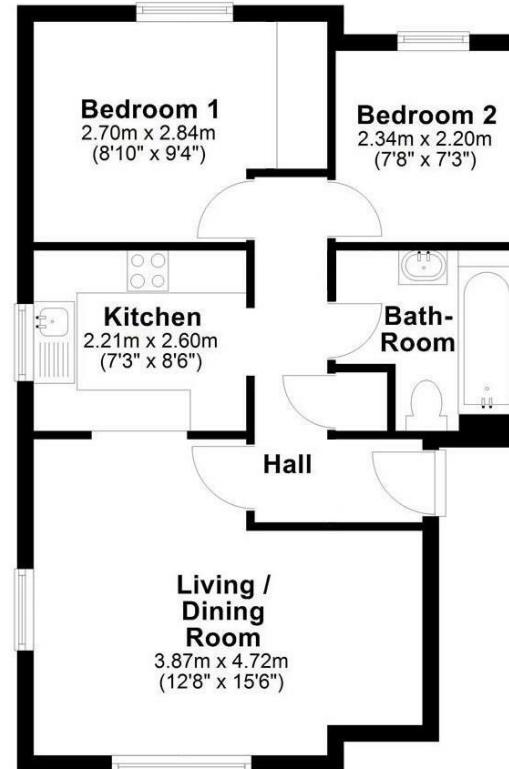
Bush & Co is a leading independent estate agency that takes pride in providing the friendly, professional advice you would expect from a long established company combined with the dynamic efficiency of a contemporary, progressive practice.

At Bush & Co we value your custom as highly as we value our own integrity and reputation. Please contact us for a confidential discussion and impartial advice on how we can deliver a truly bespoke service which we are sure will exceed your expectations.

- * Honest valuations with a true market assessment
- * Bespoke individual marketing
- * Premium and feature listing status
- * Dedicated sales progression
- * Social media campaigns
- * Professional quality photography
- * Media tours

Contact us for a free valuation of your property
01223 246262
sales@bushandco.co.uk

Established. Independent. Passionate



Total area: approx. 46.4 sq. metres (499.2 sq. feet)

Further Information

Tenure - Leasehold

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

