



4 Pamplin House, Fernlea Close, Cambridge, CB1 9LW
Guide Price £299,950 Leasehold - Share of Freehold



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A WELL-APPOINTED GROUND FLOOR APARTMENT OFFERING TWO GENEROUS DOUBLE BEDROOMS AND SPACIOUS LIVING ACCOMMODATION, CONVENIENTLY LOCATED IN THE POPULAR CHERRY HINTON SUBURB AVAILABLE WITH NO ONWARD CHAIN.

- Ground floor apartment
- Two generous double bedrooms
- Off-road parking
- Gas-fired heating to radiators
- Direct access to communal gardens
- Converted attractive period house
- 744.4 sqft / 69.2 sqm
- Prime Cherry Hinton location
- 1 bath, 1 spacious reception room
- Period features

The property is a well-appointed two-bedroom apartment located on the ground floor of what was formerly a large, detached period residence position at the end of a private driveway off Fernlea Close. The apartment benefits from brand new double glazing, installed in March 2026.

Pamplin House was subsequently divided into just four apartments creating an attractive modern development with communal gardens and residents' parking. The apartment is situated in the popular Cherry Hinton area with easy access to good schooling, local amenities and Cambridge city.

The property briefly comprises a spacious entrance hall with a storage cupboard for coats and shoes, an open-plan living/dining room enjoying a floor to ceiling bay window overlooking the communal gardens and separate kitchen fitted with a range of floor and eye-level cabinetry, a sink with a mixer tap and space for several freestanding appliances. To complete the accommodation there are two generous double bedrooms, with the larger of the two befitting from a second floor to ceiling window and access to the communal gardens through a glass porch. The family bathroom is equipped with a toilet, basin, shower and a roll top bath.

Outside, there is residents' parking for one car to the front of the property and enclosed communal gardens to the rear, which are mainly laid to lawn with an abundance of mature trees and shrubs.

Location

Cherry Hinton is a thriving, sought-after suburb just south east of the city. It is incredibly well served by a traditional High Street with an excellent range of shops, pubs, restaurants and takeaways plus leisure and health facilities. There is also a major Tesco supermarket off Yarrow Road. There are two primary schools which feed Netherhall secondary school. The area is highly popular with commuters thanks to its excellent access Addenbrooke's (1.5 miles), Cambridge railway station (2 miles) and on to the city centre (3 miles) and also with those looking for a traditional community with excellent day-to-day facilities that feels close to the city but retains its own identity. Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14 for anyone commuting elsewhere.

Tenure

Leasehold with a share of freehold
Lease length is 999 years from 1974. 947 years remaining.
Service Charge £100 per annum
We understand that there is no Ground Rent on this property.

Services

All mains services connected

Statutory Authorities

Cambridge City Council
Council tax band - B

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

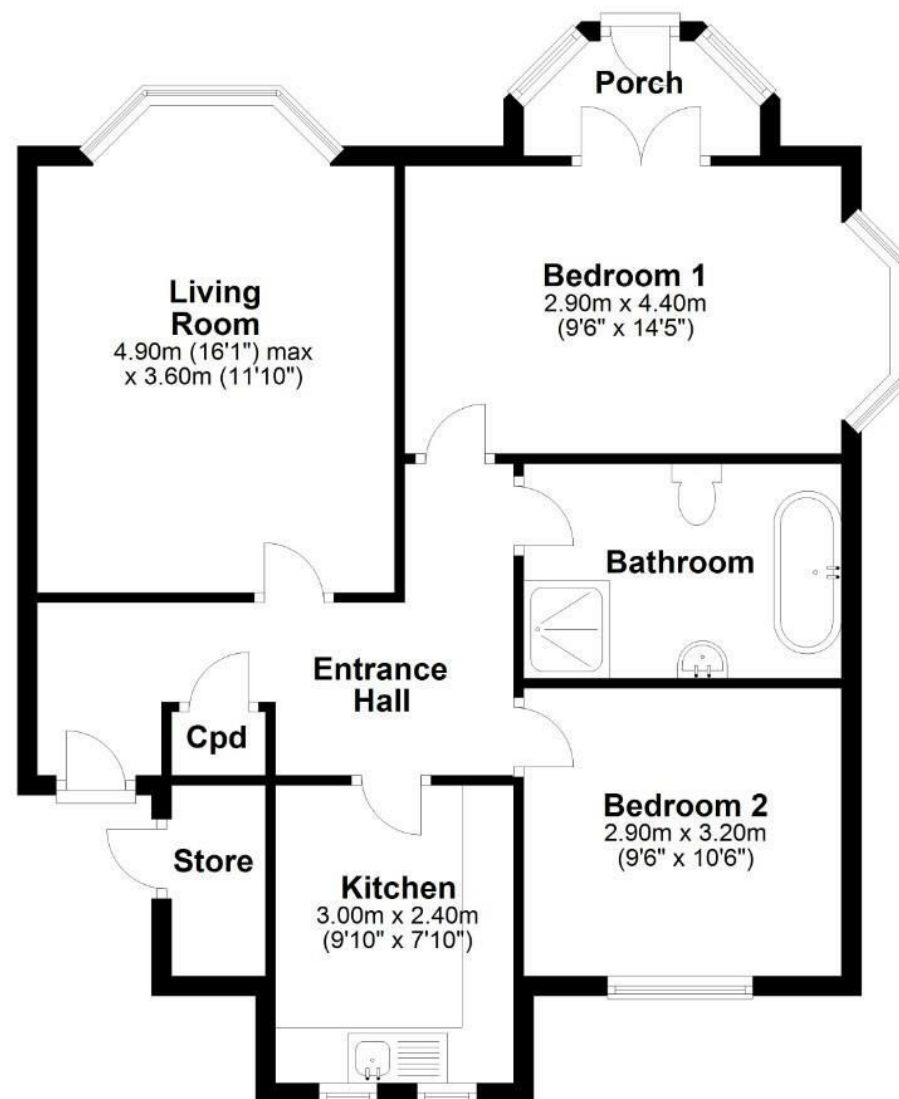
Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Floor Plan

Approx. 69.2 sq. metres (744.4 sq. feet)



Total area: approx. 69.2 sq. metres (744.4 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

