



17 WESTBERRY COURT
Cambridge

Carter Jonas

17 WESTBERRY COURT, CAMBRIDGE, CB3 9BG

- Market Square - approx. 0.9 miles
- Cambridge Train Station - approx. 1.8 miles
- M11 Junction 12 - approx. 2 miles
- Addenbrookes Hospital - approx. 3 miles

3 Bedrooms • Open-plan living space • Fitted kitchen • Plenty of storage • Communal grounds • Single garage • EPC rating C

DESCRIPTION

This stunning top floor apartment, situated in arguably the best spot within the building is accessed via a secure communal entrance that leads to a spacious communal hall with lift facilities which were renewed in 2016 and access to the private entrance door.

The generous reception hall provides access to a spacious open-plan living space that enjoys beautiful views and a dual aspect which provides an abundance of natural light. This room in turn leads to a modern kitchen fitted in a matching range of base and wall units including a range of integrated appliances.

There are three bedrooms two of which are double rooms and all enjoy stunning views over the beautifully kept communal grounds. The bathroom is well appointed as is the shower room, both of which have been refitted in recent years.

OUTSIDE

The property has a garage located within the communal garage block. There are also visitors parking spaces located to the front of the building. The property sits within communal gardens and grounds extending to approximately 2 acres which are maintained by a full time caretaker/gardner. The gardens are well stocked and varied, with numerous mature tree specimens, providing a peaceful parkland setting.

AN OUTSTANDING APARTMENT OFFERING BEAUTIFULLY PRESENTED AND WELL-PROPORTIONED ACCOMMODATION THROUGHOUT, SET WITHIN LANDSCAPED GROUNDS FORMING PART OF THIS EXCLUSIVE SCHEME POSITIONED JUST OFF GRANGE ROAD.



LOCATION

Westberry Court forms part of the established and very popular Pinehurst development located off Grange Road. The location is superb in terms of access to the historic city centre and all it has to offer as well as within easy reach of the University Backs and the river. There are delightful walks and cycle paths to many of the schools and colleges as well as into the centre of Cambridge and onto the railway station. Excellent local amenities including a convenience store, public house, chemist, butcher and grocer are available in nearby Newnham, a short distance away.

ADDITIONAL INFORMATION

Tenure: Share of freehold

Lease: 999 years from 1982

Service Charge: (which includes central heating, water, and sewerage) £4,242 per annum approx

Services: Mains water and drainage, communal gas central heating

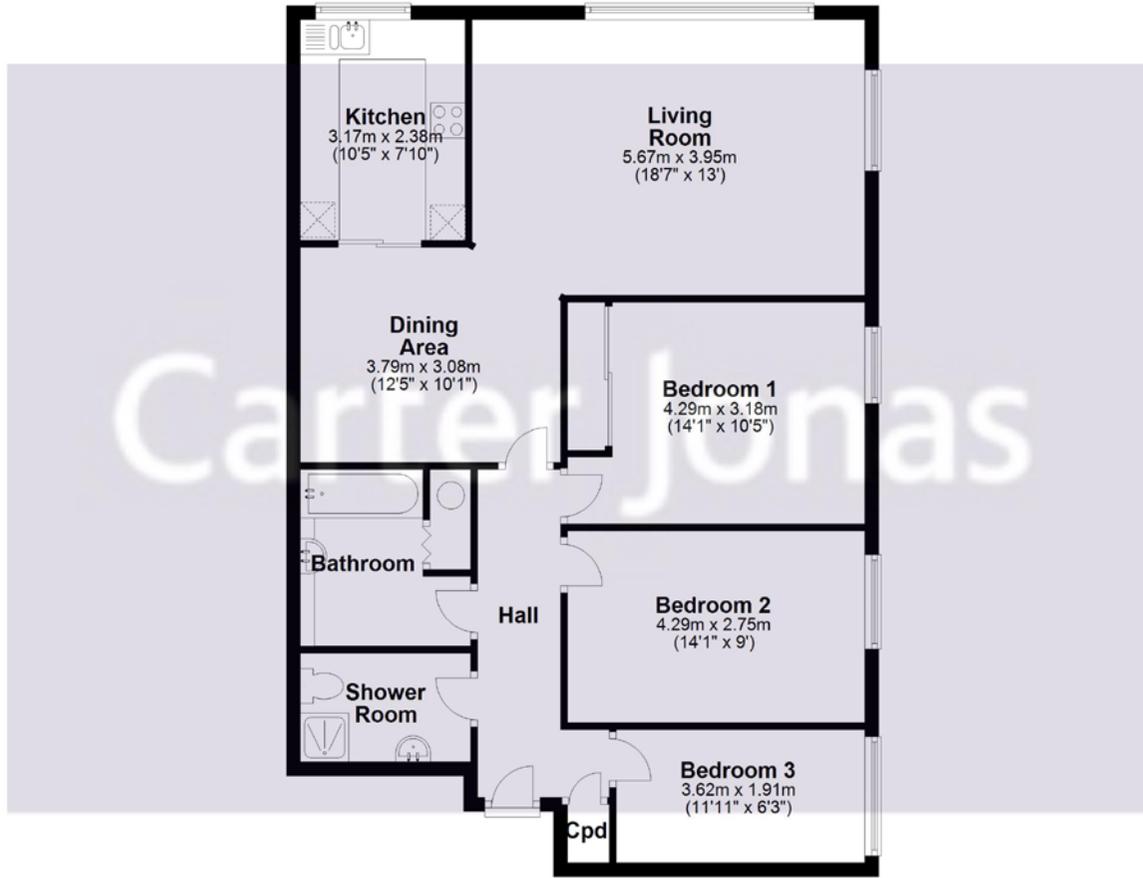
Local Authority: Cambridge City Council

Viewings: Strictly by appointment through the selling agents Carter Jonas 01223 403330



Floor Plan

Approx. 79.0 sq. metres (850.6 sq. feet)



Total area: approx. 79.0 sq. metres (850.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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