



**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

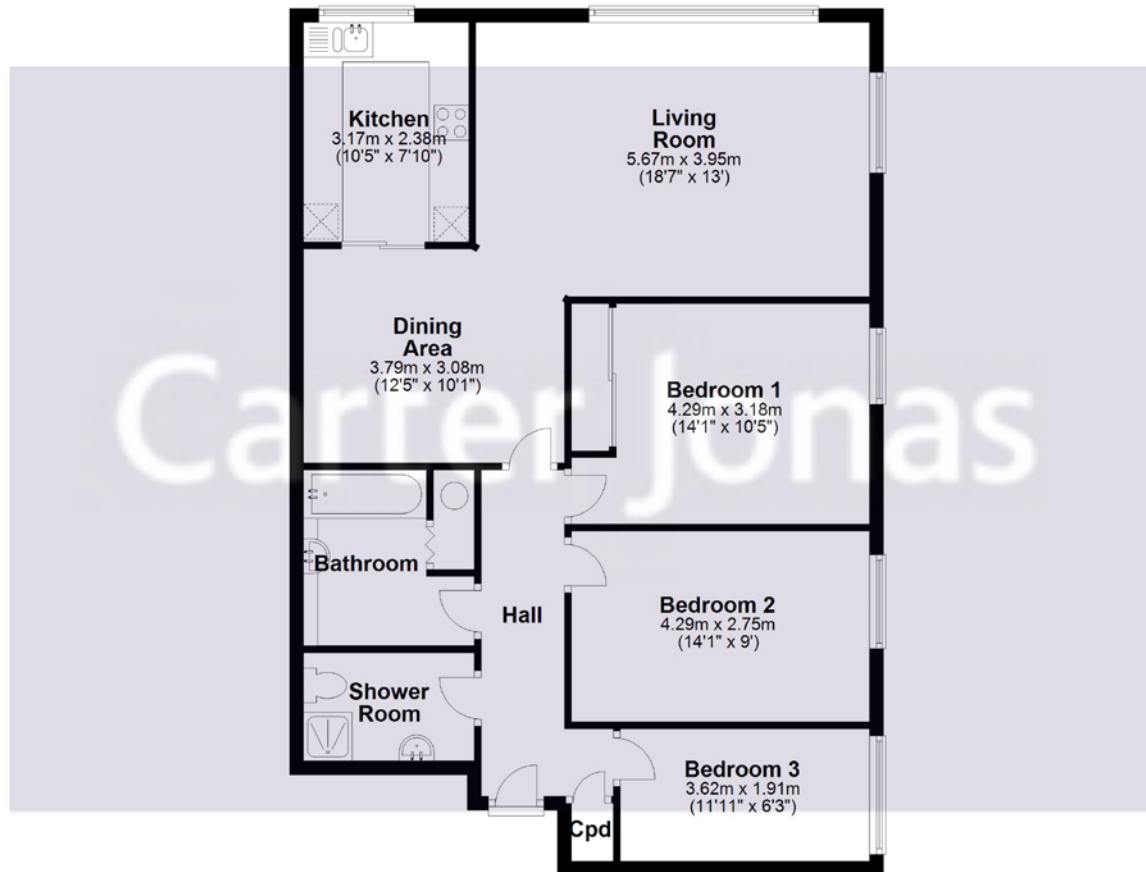
**Viewings:** Strictly by appointment through the selling agents Carter Jonas 01223 403330





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

**Cambridge South 01223 403330**

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.