

GRAY TOYNBEE

Pamplin House Fernlea Close

Cambridge, CB1 9LW

Guide price £300,000

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Pamplin House

Cambridge, CB1 9LW

- First Floor Flat
- Private Allocated Parking
- Offered with No Onwards Chain
- Stylish Finish
- Communal Garden
- Service Charge £1,200p/a

A first floor two bedroom apartment situated within a period converted building, located in a quiet residential spot, moments walk from Cherry Hinton High Street, offered with no onwards chain.

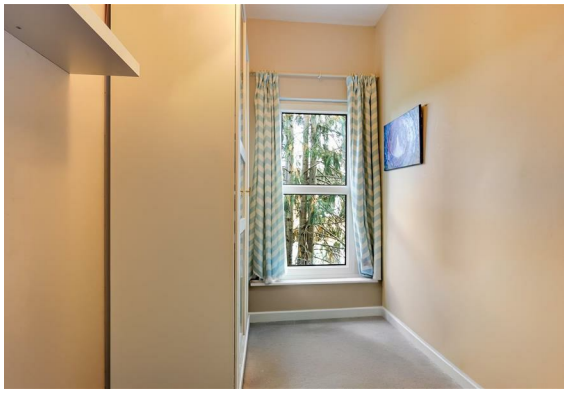
2 Pamplin House is well suited to first-time / investment buyers alike and benefits from a thoughtful mix of period features and contemporary fittings. There are high ceilings throughout, creating a wonderful feeling of space, along side modern comforts such as newly installed double glazed sash windows.

The apartment is accessed via a stairwell shared with only one other apartment. Upon entry there is a smart hallway which leads to the dual aspect living room. The second bedroom is a good size but would also make an excellent home working space or occasional bedroom. The main bedroom is particularly spacious with a large south easterly facing window.

The contemporary kitchen has deep blue shaker style cabinetry alongside stylish back-splash tiling, slimline dishwasher, gas hob and single oven. The bathroom continues the stylish theme and

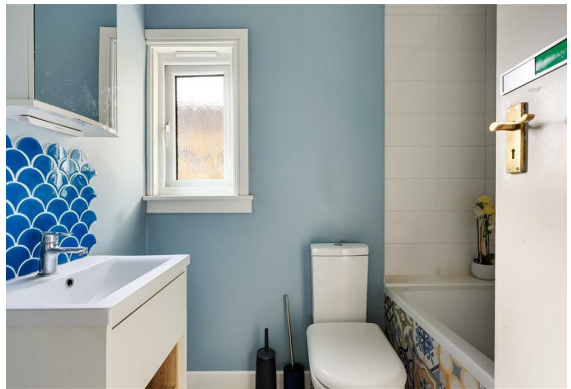
















makes excellent use of space with a basin, vanity unit, wc, and a bath with shower over.

There is a 2 year old combi boiler and the property comes with a private parking space in the courtyard, which is accessed from Fernlea Close.

Pamplin House is in Cherry Hinton, a highly sought-after village, conveniently situated about 3 miles east of Cambridge and within the city boundary. The area 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.

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 (3.5 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.

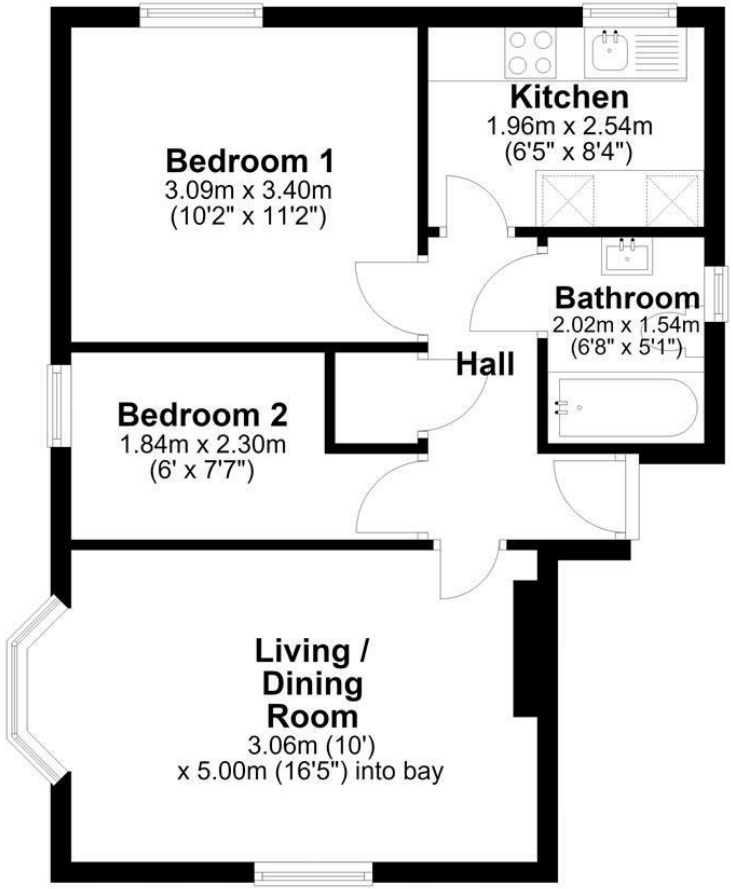
Cherry Hinton benefits from having excellent bus links into the centre of Cambridge and easy access on to the A14. Cambridge South Station can also be reached within 15-minutes by bike.

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Floor Plan

Approx. 44.4 sq. metres (478.2 sq. feet)

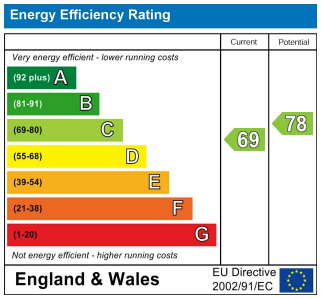


Total area: approx. 44.4 sq. metres (478.2 sq. feet)

For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold
Service charge: £1,225p/a
Ground rent: none
Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria
154-156 Victoria Road, Cambridge CB4 3DZ
01223 439 888 theteam@grayandtoynbee.com

Cambridge South
Adkins Corner, Perne Road, Cambridge CB1 3RU
01223 439 555 theteam@grayandtoynbee.com

Waterbeach
17 High Street, Waterbeach, CB25 9JU
01223 949 444 waterbeach@grayandtoynbee.com