



10 Amhurst Court
Cambridge, CB3 9BH

Guide price £525,000

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- Water and heating included within service charge
- No onward chain
- Garage and residents parking
- Share-of-freehold
- 3 bed, 1.5 bath, 2 recep

A no chain share-of-freehold apartment with a garage, situated on the Pinehurst development in the heart of Newnham. Water, heating and buildings insurance are included within the service charge.

This second-floor three-bedroom apartment is set within well maintained and mature communal grounds which are extensively laid to lawn and surrounded and interspersed with large mature trees.

The accommodation briefly comprises a dining room, leading through to a generous dual aspect living room. Adjoining the dining area is a kitchen including various integrated appliances and has a matching range of base and eye-level units. There are three good sized bedrooms, all with built-in cupboards. There is a bathroom, as well as a cloakroom W.C with space and plumbing for a washing machine.

Outside, the property is approached via a pedestrian pathway leading to the entrance door and telecom system which provides access to a communal hall with a lift and stairs. There are beautifully well-tended mature communal gardens which are cared for all year round. There is residents parking on a first come, first served basis and a garage located in a nearby block.

Pinehurst lies in the highly regarded





west city area of Newnham, in a secluded parkland setting within a Conservation Area, approximately three quarters of a mile from the city centre. It is conveniently placed for many of the University departments, "The Backs" and local shopping facilities in Newnham which include a bakery, butcher, post office, general store, hairdresser, garage, dispensing pharmacy and small Coop supermarket.

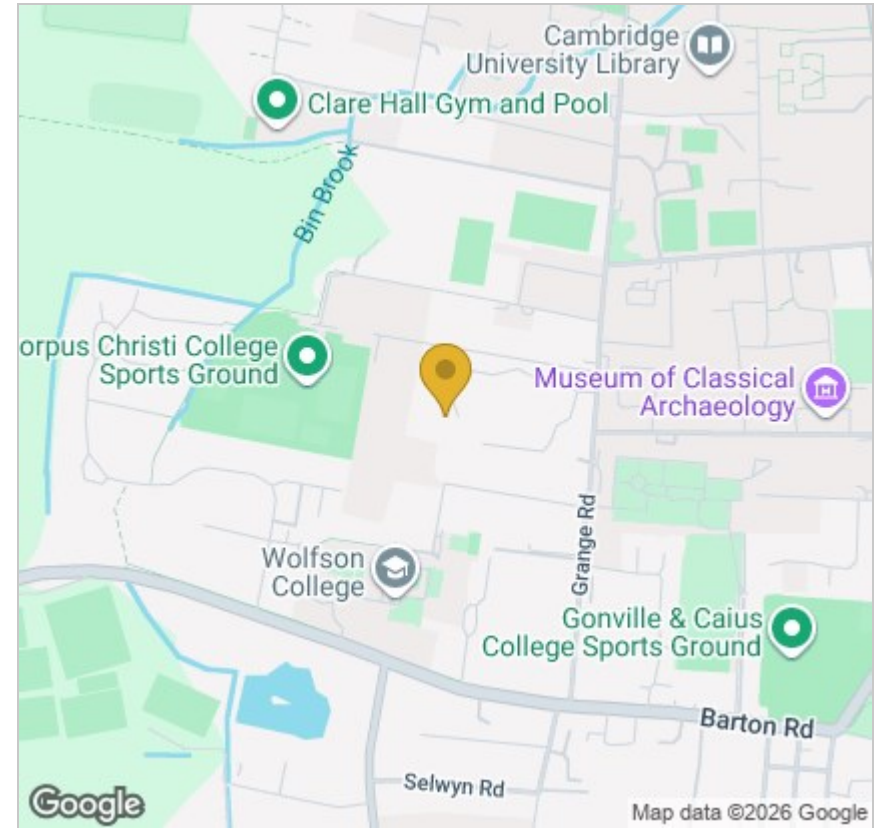
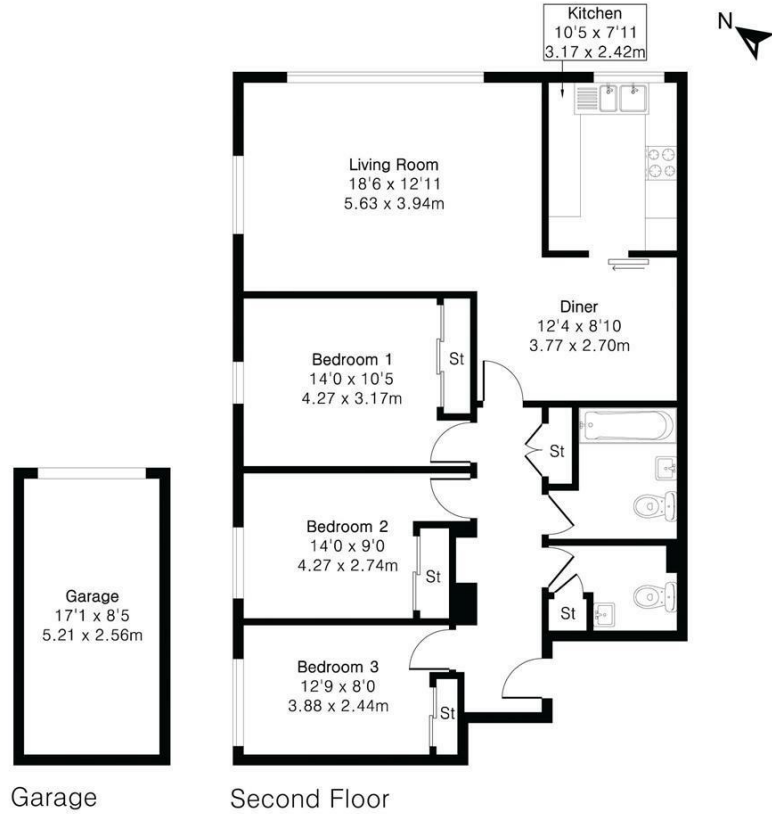
The property has a share-of-freehold interest. Each homeowner is a member of New Pinehurst Residents' Association (Cambridge) Limited, which owns the freehold for the flats and their surrounding grounds.

The lease is 999 years with 962 years remaining. Service charge - £4760 per annum (this includes water, heating and buildings insurance).



**Approximate Gross Internal Area 1039 sq ft - 96 sq m
(Excluding Garage)**

Garage Area 144 sq ft - 13 sq m



Energy Efficiency Graph

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

Tenure: Leasehold - Share of Freehold
Council tax band: F

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.