

**COMMUNAL HALLWAY** External door, stairs rising to all floors.

**ENTRANCE HALLWAY** Personal entrance door, double radiator, two built in cupboards.

**BEDROOM ONE** 12' 0" x 10' 9" to wardrobe front (3.66m x 3.28m) Double glazed window to side aspect overlooking the communal gardens, double radiator, double built-in floor-to-ceiling wardrobes.



**BEDROOM TWO** 10' 8" x 6' 5" to wardrobe fronts (3.25m x 1.96m) Double glazed window to side aspect, double radiator, built-in floor-to-ceiling wardrobes.

**BEDROOM THREE** 7' 2" x 6' 4" (2.18m x 1.93m) Double glazed window to side aspect, single radiator.

**BATHROOM** Double glazed window to side aspect, modern three piece suite comprising bath with inset shower above, vanity unit wash basin, low level w.c, part tiled walls, heated towel rail, Amtico flooring.



**KITCHEN** 11' 4" x 7' 2" (3.45m x 2.18m) Double glazed window to side aspect, modern range of matching base and wall mounted units with work surfaces, inset one and a half bowl sink unit, built in Bosch electric hob, built in Electrolux oven and grill, extractor canopy, integrated fridge/freezer, space and plumbing for dishwasher, washer/drier (included in the sale), tiled splash backs, Amtico flooring.



## OPEN PLAN LOUNGE/DINER

**DINING AREA** 13' 7" x 7' 5" (4.14m x 2.26m) Double glazed window to side aspect, double radiator.

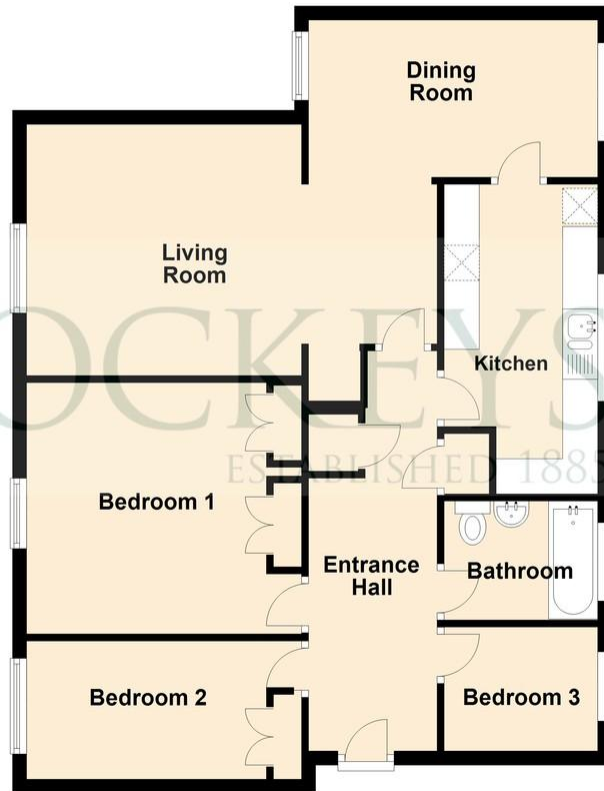
**LIVING AREA** 19' 8" x 11' 10" max (5.99m x 3.61m) Double glazed window to side overlooking the communal gardens, double radiator, recess with fitted shelving.

**OUTSIDE** The front and rear communal gardens are tidy and well cared for, predominately laid to lawn with occasional shrubs, mature trees. There is a single en bloc garage as well as unallocated parking spaces.





## First Floor



**IMPORTANT:** Hockeys (Cambridge) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

10 Mill Road CB1 2AD  
Telephone: 01223 356054  
Email: [cambridge@hockeys.co.uk](mailto:cambridge@hockeys.co.uk)

[www.hockeys.co.uk](http://www.hockeys.co.uk)

**HOCKEYS**  
ESTABLISHED 1885







45 Thornton Court, Girton, Cambridge,  
CB3 0NS

£300,000 Share of Freehold

Located in the rear block of Thornton Court, away from the road and overlooking gardens, is this three-bedroom, first-floor apartment offering the benefit of no onward chain. This spacious property is located approximately two miles from the city centre and is also ideally placed for access onto the A14/M11.



**HOCKEYS**  
ESTABLISHED 1885

