

The property is situated on the 2nd floor with automatic telecom system, elevator as well as stairs, storage compartment outside.

**ENTRANCE HALL** Doors off to bedrooms, bathroom kitchen/diner and living room/diner, airing cupboard and storage cupboard.

**BATHROOM** Three piece suite comprising low level WC, circular wash basin with vanity cabinet under and tiled splashback with large mirrors, a panelled bath with shower over and fully tiled surround, extractor, radiator and vinyl flooring.

**BEDROOM TWO** 13' 4" x 11' 4" (4.07m x 3.47m) Double glazed window to side, built-in double wardrobe, extensive wall mounted bookcase/shelving unit, radiator, coving and carpeted flooring.

**BEDROOM THREE** 12' 11" x 8' 0" (3.95m x 2.46m) Double glazed window to side, radiator, coving and carpeted flooring.

**BEDROOM ONE** 19' 11" max x 14' 0" max (6.08m x 4.29m) Double glazed window to rear, double wardrobe, wall mounted bookcase/shelving unit, radiator, coving and carpeted flooring.

**ENSUITE** Four piece suite comprising low level WC, pedestal wash basin, corner bath with shower over, shower cubicle, fully tiled surround, extractor and radiator.

**LIVING ROOM/DINER** 17' 3" x 12' 11" (5.26m x 3.96m) Double glazed window to side, double glazed patio sliding door to south facing balcony, wall mounted bookcase/shelving unit, radiator, coving and carpeted flooring.

**KITCHEN** 11' 1" x 10' 2" (3.39m x 3.11m) Double glazed window to front, range of wall and floor mounted base units, half tiled surround, new washer dryer and a dishwasher, four ring electric hob with extractor over, electric cooker with microwave over, built-in fridge/freezer, cupboard housing wall mounted gas fired boiler unit, radiator, coving and tiled flooring.



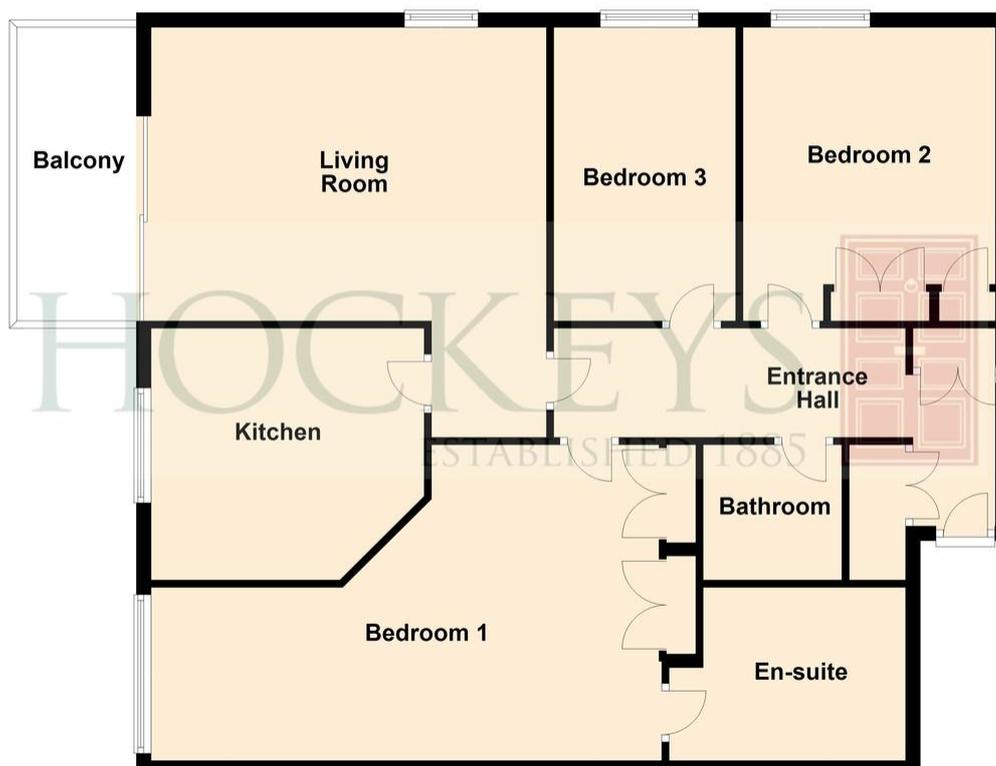
OUTSIDE Balcony (1.3m x 4.15m) with views over greenery and mature trees.

Garage for parking with electric up and over door and loft storage.

Several communal gardens with mature trees throughout and plenty of visitors' parking bays.



## Floor Plan



**IMPORTANT:** Hockeys (Willingham) 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 .

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Flat 9 The Oast House,  
Grange Road, Cambridge, CB3 9AP

£750,000 Freehold

This second floor apartment in The Oast House is situated within a mature woodland setting with plenty of green spaces throughout the development.

The location is absolutely stunning as you drive in just off of Grange Road in Newnham and perfectly positioned for those looking to live on the outskirts of Cambridge city centre whilst still being close to the local colleges.

The accommodation spans over 111 square metres and provides three large double bedrooms, with the master having an en-suite, a double aspect living room with patio door leading to the balcony area and large windows allowing an abundance of natural light; along with kitchen, family bathroom and a garage for parking.

This property is being sold with no chain and truly is a beautiful piece of architecture within a gem of a spot so please call to arrange your viewing.



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