

HALLWAY Electric telecom system to outside entrance.

This property is on the second floor and is accessed via stairs.

ENTRANCE HALL Doors off to bedrooms, bathroom and open plan living space, storage cupboard and airing cupboard., storage heater, loft access and carpeted flooring

BATHROOM Window to side, low level WC, wash hand basin and bath with shower attachment over.

BEDROOM ONE 11' 7" x 9' 0" (3.55m x 2.75m) Double glazed window to front, double wardrobe with overhead storage, electric heater and carpeted flooring.

BEDROOM TWO 11' 8" x 6' 11" (3.56m x 2.11m) Double glazed window to front, electric heater and carpeted flooring.

#### OPEN PLAN LIVING SPACE

LIVING AREA 11' 11" x 10' 0" (3.64m x 3.05m) Double glazed sliding door to front, two storage heaters and carpeted flooring. Opening to the kitchen.

KITCHEN AREA 9' 11" x 8' 3" (3.04m x 2.53m) Double glazed window to rear, range of wall and floor mounted base units with stainless steel sink unit with drainer, space and plumbing for washing machine, electric cooker with four ring induction hob and extractor over, space for fridge/freezer, half tiled surround heater and tile effect laminate flooring.

OUTSIDE Communal green spaces throughout the grounds of the building. One allocated parking space plus visitors bays. Locked bicycle shed.





## 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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79 Blackthorn Close,  
Cambridge, CB4 1FZ

£280,000 Leasehold

A well presented, top floor, apartment situated in the northern side of Cambridge situated under one and a half miles from the Cambridge Science Park and the North Station allowing for great access into Cambridge and London city centre.

This home is a perfect first time purchase for those looking for a low maintenance property within a commutable distance to shops and amenities whilst providing two double bedrooms and open plan living.



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