

The property is accessed via a communal hallway with stairs and lifts to the top floor.

ENTRANCE HALL Doors off to bedrooms, living room, kitchen, bathroom and store room, two storage cupboards with overhead storage, one of which houses the wall mounted gas fired boiler unit, radiator, wood effect laminate flooring.

KITCHEN 11' 0" max x 10' 9" max (3.36m x 3.3.2m) Double glazed window to front, range of wall and floor mounted base units, stainless steel sink unit, electric Bosch oven with four ring Smeg hob and extractor over, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, breakfast bar, radiator.

BEDROOM TWO/STUDY 13' 1" x 9' 3" (4.01m x 2.82m) Double glazed windows to sides, doors leading to the living room area, radiator.

LIVING ROOM 16' 0" max x 14' 2" max (4.88m x 4.34m) Double glazed windows to front and side with box bay window and double glazed door to balcony, ornamental gas fireplace, two radiators.

BEDROOM ONE 14' 6" x 13' 6" (4.43m x 4.14m) Double glazed window to side, double glazed box bay window to front, double glazed door to balcony, radiator.

BATHROOM Double glazed obscured window to side, three piece suite comprising a low level wc, pedestal wash basin and panelled bath with shower over, fully tiled surround, heated towel rail, wall mounted fan heater.

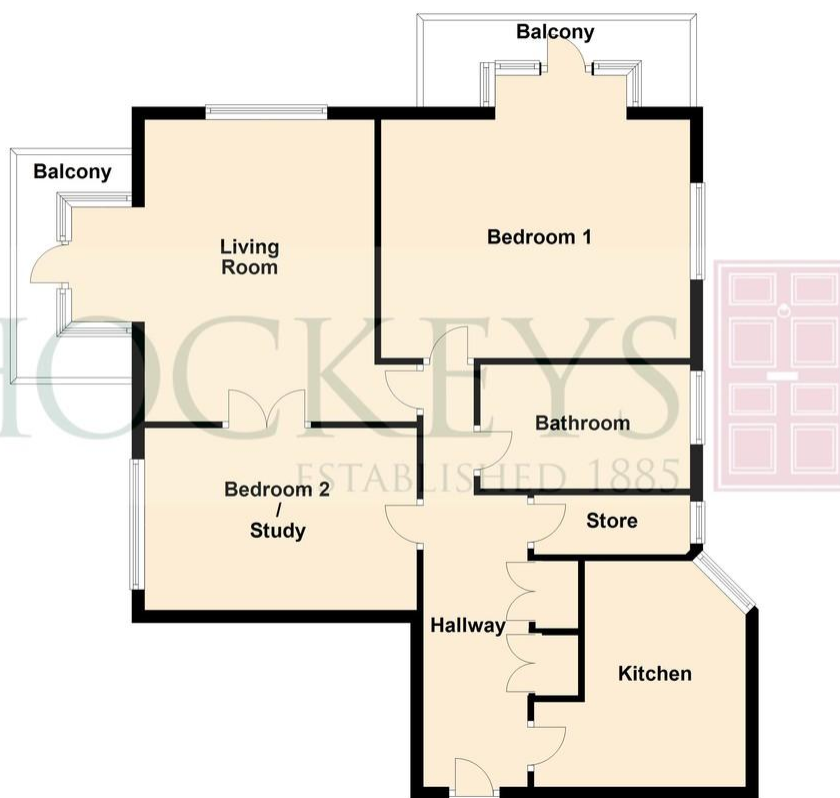
STORAGE CUPBOARD Double glazed obscured window to front.

OUTSIDE There are plenty of green communal areas solely for use by residents and maintained by the management company along with suitable walks throughout Newnham area.

Garage with up and over door and electric connected. Parking outside of garage and to the front of the block is for visitor/resident permit holders only.



Top Floor



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17 Manor Court, Cambridge, CB3 9BE

£600,000 Leasehold

A beautifully presented and well-proportioned apartment situated on the top floor within a highly regarded block off of Grange Road in Newnham.

The property has been refurbished considerably over the last through years and provides transferable space with two double bedrooms, with both the master bedroom and living room space providing double aspect views over green spaces along with a balcony as well.

The vendors for this home are highly motivated with viewings being highly advised.



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