



Sherlock Close

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A spacious, purpose built, ground floor apartment,  
with lovely leafy views over the communal gardens.  
The property is offered with no onward chain.

Guide Price:  
£350,000

Sherlock Close, Cambridge,  
CB3 0HP



An elegant, well proportioned ground floor apartment, forming part of this high quality development located just off Huntingdon Road.

The property is approached over an attractive, well maintained communal entrance with a spiral staircase leading up to the first floor apartments. The front door to number 37 opens to an impressive entrance hall, with all the rooms located off and there is a built in coat cupboard and a storage room adjacent to the front door.

The living room is triple aspect; bright and spacious. There is a generous sitting area with a door leading out to the terrace at one end and plenty of room for a dining table and chairs at the other. The adjacent kitchen is fitted with a range of matching floor and wall mounted cabinets; there is a built in oven and hob with extractor over as well as space for a washing machine, fridge freezer and slimline dishwasher.



The apartment has two good bedrooms; a sizable master and a generous single, both of which have built in wardrobes. There is also a modern shower room fitted with a w.c., handbasin and large shower enclosure.

Outside, there is a small terrace adjacent to the property opening to lovely mature gardens, which are laid to lawn with trees and shrubs.

The property is leasehold with 138 years remaining. Service charges are currently set at £1800 per annum with no ground rent payable.





73 sqm / 795 sqft

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Communal gardens

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Ground floor apartment

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2 bed, 1 recep, 1 bath

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Allocated parking

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1960's

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EPC - C / 72

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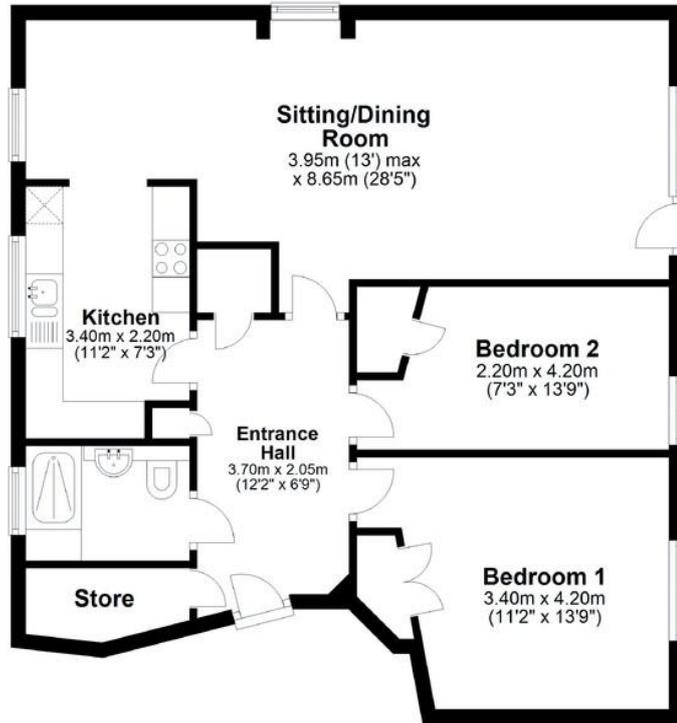
Council tax band - C

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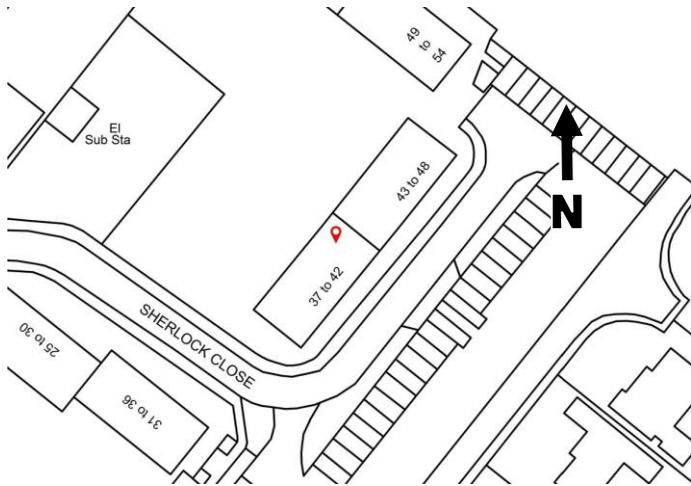


## Ground Floor

Approx. 73.9 sq. metres (795.5 sq. feet)



Total area: approx. 73.9 sq. metres (795.5 sq. feet)



Sherlock Close is situated off Huntingdon Road. This area is an excellent location for those looking to make the most of the city centre lifestyle, but with a little more elbow-room than the more densely populated central Victorian streets.

It is just over a mile from the river, along historic Castle Street and Bridge Street and close to the iconic university views of The Backs.

There is local shopping, plus a major supermarket, nearby on Histon Road and the west university sites are about two miles away. For the commuter access out to the M11 and A14 is very straightforward.

Castle Hill's restaurants and public houses are about a mile away and Magdalene Street and the bustling City centre are easily accessible.

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