



An excellent first floor apartment, situated within 4 acres of delightful communal gardens in this highly sought after residential location off Chaucer Road.

**In brief**

City Centre 1 mile, M11 (junction 11) 2.5 miles, Mainline Railway Station 1 mile, (distances are approximate).

Gross Internal Area: 950 sq ft (88 sq m).

**FLAT 3 HINXTON HOUSE, SOUTHACRE DRIVE**  
**£495,000 (GUIDE PRICE)**

## Property Summary

Entrance Hall, Sitting/Dining Room, Kitchen, 2 Bedrooms, 2 Bath/Shower Rooms (1 En Suite), Balcony

Outside: Communal gardens and grounds, 1 allocated parking space.

## Situation

Situated about 1 mile south of the city centre, Southacre Drive is located off Chaucer Road in one of the best residential areas of Cambridge. It is just a short walk from the University Botanic Garden, the Fitzwilliam Museum and the tree lined River Cam and some of the most highly regarded schools in the city are within walking or cycling distance. London commuters are well served with the mainline railway station about 1 mile away providing services to London's

King's Cross and Liverpool Street in approximately 52 and 67 minutes respectively. The M11 (junction 11) is about 2.5 miles away providing access to Stansted Airport and the M25.

## Description

Constructed in the late 1980s, Hinxton House is one of five exclusive blocks situated around well maintained communal gardens. Flat 3 occupies an excellent position on the first floor with well proportioned accommodation extending to 950 sq ft (88 sq m).

## Outside

Hinxton House is set within delightful communal gardens maintained by a management company with wide expanses of lawn and many fine mature trees.

There is an allocated parking space and visitor parking, together with covered bicycle and communal refuse areas. There are also a number of garages within the development which may become available for rent.

## Service Charge

The freehold of the development is owned by the tenants through a freehold owning company which has engaged a management company responsible for the maintenance of the grounds, gardening, external lighting, lifts, redecoration and cleaning of the windows within the communal areas. Current annual service charge is £1,920.

## Tenure & Possession

The property is for sale leasehold and with a share of the freehold on a 999 year lease granted in 2018 with vacant possession upon completion.



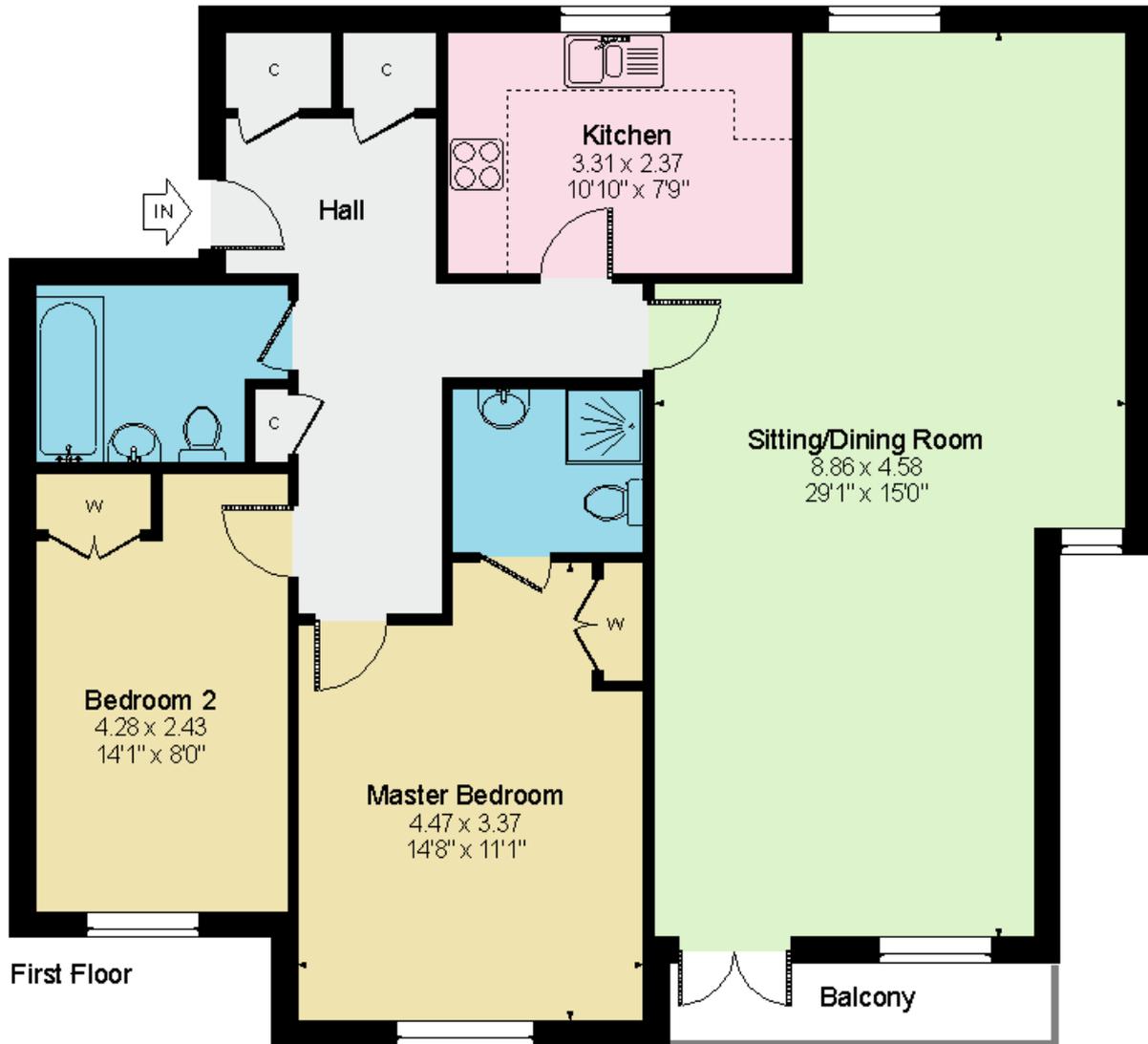
## Property Highlights

- Generous Sitting Room with open access to adjoining Dining Room. French doors open on to south facing Balcony overlooking the wonderful communal gardens
- Master Bedroom with built-in wardrobes and En Suite Shower Room
- Kitchen with range of wall and base cabinets with drawers, integrated electric oven and 4 ring gas hob with extractor hood over
- Sealed unit double glazing
- Gas fired central heating
- No onward chain

**FLAT 3 HINXTON HOUSE,  
SOUTH ACRE DRIVE,  
CAMBRIDGE CB2 7UA**

Gross Internal Area 88 sq m ( 950 sq ft)  
excluding Balcony

- Bedrooms
- Bathroom
- Reception
- Kitchen
- Circulation



NOT TO SCALE: For guidance purposes only

© 2019: Premier Floor Plans 07967 196672

### Viewing

By prior telephone appointment with Bidwells  
01223 841842

### Enquiries

Warrick Anderson  
01223 559432  
warrick.anderson@bidwells.co.uk

Stonecross, Trumpington High Street, Cambridge, CB2 9SU

### Additional Information

#### Services

All mains services connected to the property.

#### Local Authorities

Cambridge City Council  
01223 457000

#### Outgoings

Tax Band: F  
Tax Payable 2019/2020: £2,604.34

#### Fixtures & Fittings

All items normally designated as tenants fixtures and fittings are specifically excluded from the sale unless mentioned in these particulars

#### Health & Safety

In the interest of Health and Safety, please ensure that you take due care when inspecting any property.

#### Energy Rating D



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