



A modern, ground floor one bedroom apartment conveniently situated on the east side of the city, within easy reach of Addenbrooke's Hospital/Biomedical Campus, ARM Headquarters, the city centre and the A14.

**5 The Cherry Trees (B8)**  
**509 Coldhams Lane, Cambridge, CB1 3JT**  
**£320,000 (Guide Price)**

**In brief**

Cambridge city centre 2.5 miles,  
Cambridge Science Park 6.5 miles;  
Capital Park 1.75 miles; Biomedical  
Campus 2.25 miles, (distances are  
approximate).

Gross Internal Area: 406 sq ft  
(37.7 sq m)

## Property Summary

- Entrance Hall, Shower Room, Kitchen/Sitting Room, Bedroom
- Outside: Allocated Parking Space, Bike Storage, Communal Gardens

## Situation

The Cherry Trees apartments are in a popular area of Cambridge, just a few minutes from many key employment and leisure areas and the city centre itself.

Coldhams Lane connects central Cambridge to Cherry Hinton, a popular and welcoming district of Cambridge which is well served for everyday necessities with a Tesco Extra, Post Office, pharmacy, bakers and medical centre.

This area is popular for those looking to be within a good distance of Addenbrooke's Hospital/Biomedical Campus which is just 2.25 miles to the south-west and are served by ample cycle and bus routes.

## Description

The Cherry Trees is a well thought out and creative conversion of a former office building, which now provides 33 private, contemporary and stylish studio and one bedroom apartments over two floors, all with parking and in a landscaped setting.

Each apartment has been thoughtfully laid out to provide well proportioned living areas and bedrooms.

The development is gated and there is a lift.

## Tenure & Possession

The property is for sale leasehold with a 250 year lease on a peppercorn ground rent.

Each owner will be an equal shareholder of the freehold.

Service Charge: £807.56 PA to include upkeep of communal areas, grounds and buildings insurance.

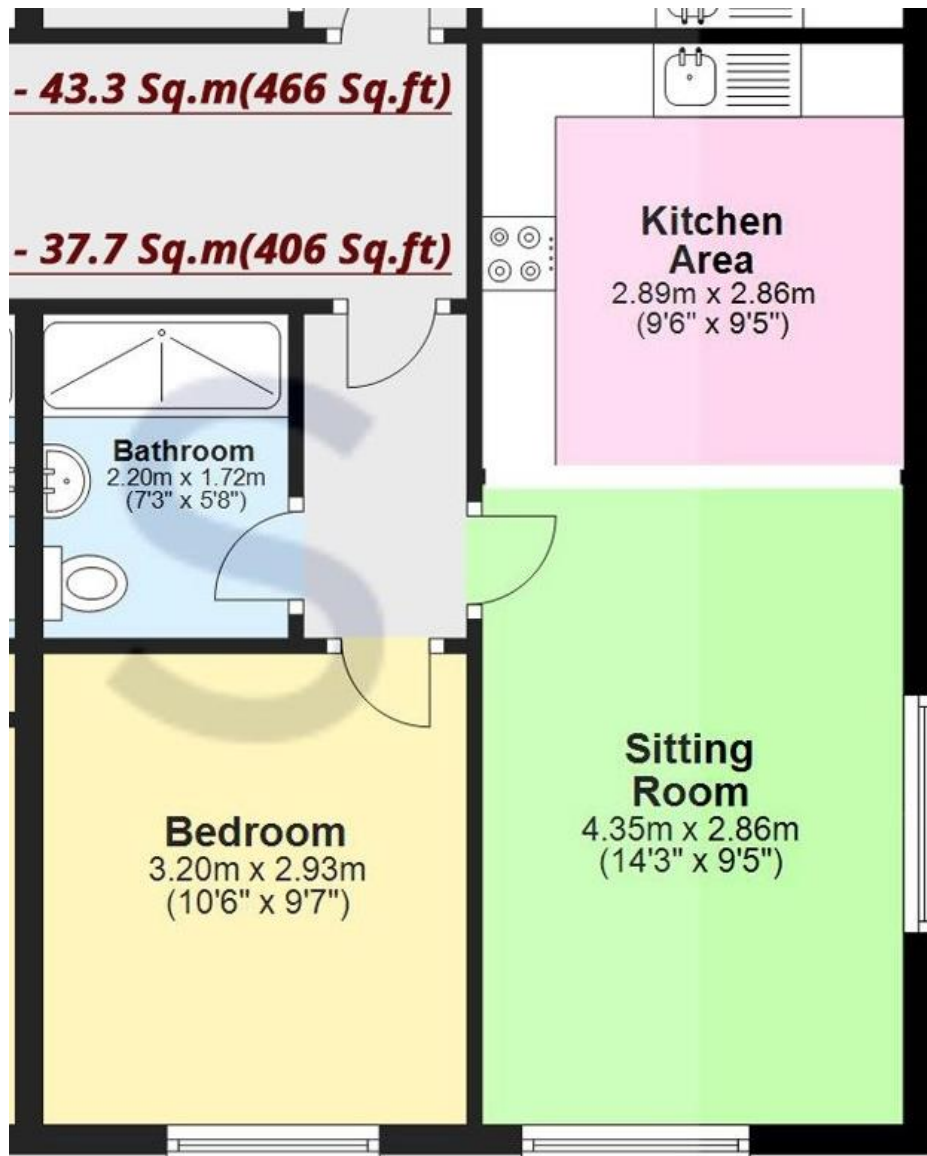
Anticipated rent £900 PCM.



## Property Highlights

- Fully fitted kitchen with matt grey units and marble effect laminate worktop. Integrated appliances of oven, hob, extractor, fridge/freezer, dishwasher and washer/dryer (in the hall cupboard).
- Grey Oak laminate flooring to the entrance hall, kitchen/sitting room, carpet to bedroom and tiling to the shower room.
- Double Bedroom with fitted mirrored wardrobes
- Oak veneer internal doors finished with satin stainless steel handles.
- Electric panel heating.
- Video/phone entry system
- Allocated parking, ample bike storage.
- Gated development.
- 10 year ICW warranty.

**5 THE CHERRY TREES (B8),  
509 COLDHAMS LANE,  
CAMBRIDGE**



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.



### Viewing & Enquiries

By prior telephone appointment with  
Bidwells  
01223 841842  
cambridgenewhomes@bidwells.co.uk

54 High Street, Trumpington,  
Cambridge, CB2 9LS

### Additional Information

#### Services

Mains water and electric are connected to the property. There is no gas to the property.

#### Local Authorities

Cambridge City Council  
01223 457000

#### Outgoings

Council Tax: To be confirmed

#### 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.

**Predicted Energy Rating : C**



#### Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that: Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchasers may be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise. OS licence no. ES 100017734. © Copyright Bidwells LLP 2018. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC 344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD where a list of members is available for inspection. Your statutory rights are not affected by this notice.