



## SUPANEE COURT, FRENCHS ROAD, CAMBRIDGE



**Guide Price: £370,000**

We are please to offer this Top Floor, 2-bedroom apartment with garage in a great city location. Situated North of the River Cam a short distance from Castle Hill.

## Features

- ✓ No Onward Chain
- ✓ Allocated Parking
- ✓ Long Lease 957 Years Remaining
- ✓ Garage
- ✓ Top Floor
- ✓ Private Communal Garden



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We are please to offer this 2-bedroom apartment in a great city location. Situated North of the River Cam a short distance from Castle Hill. Supanee court is a private residential development with mature private gardens, along with gated entrance to the secure parking and garages.

This is a top floor apartment, with 2 double bedrooms, good size lounge with kitchen area.

As you enter on the right is a good size kitchen with a large counter-top opening into the lounge area. Window to the side over-looking the beautiful communal gardens.

In front of you from the hallway, takes you through to the Lounge, with window over-looking the south facing aspect.

On the left takes you through to the 2 double bedrooms and Bathroom.

Bedroom 1: Good size room with built in wardrobes, window to side aspect.

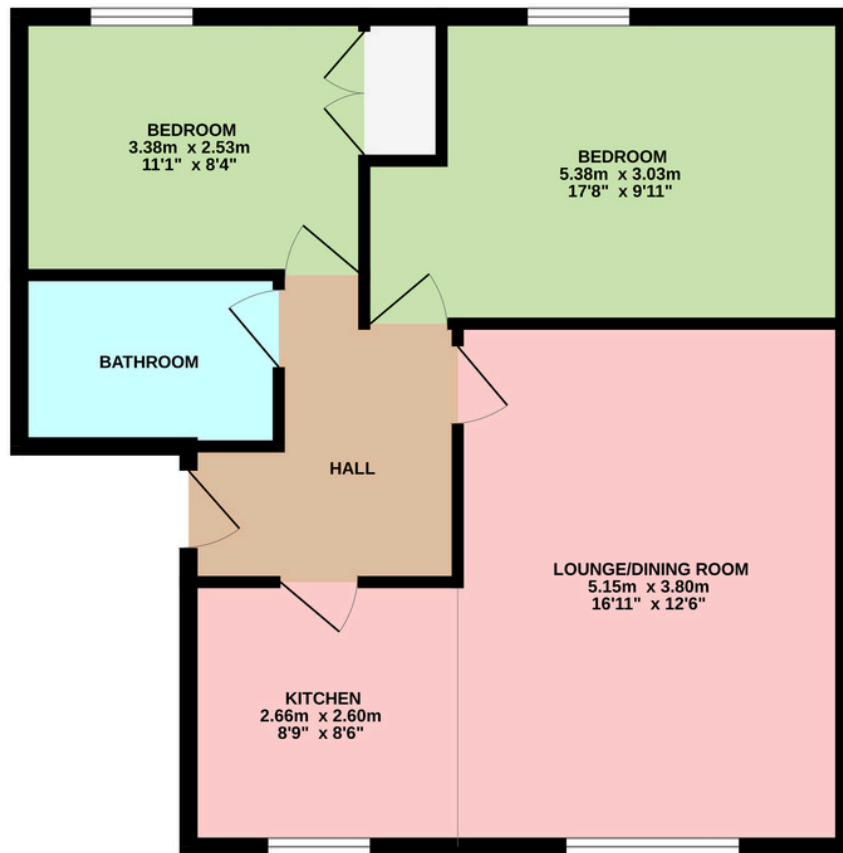
Bedroom 2: Further double room with window to side aspect.  
Storage cupboard.

Bathroom: with a bathtub, WC and wash basin. Lots of light from the roof lantern. Part tiled walls.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

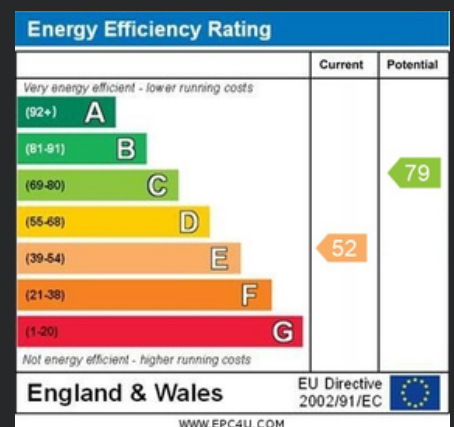


GROUND FLOOR  
64.0 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA : 64.0 sq.m. (689 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TENURE: LEASEHOLD  
CURRENT GROUND RENT: £63.70 BI-ANNUALLY  
CURRENT SERVICE CHARGE: £615.00 BI-ANNUALLY  
SIZE: 689 SQFT  
EPC BAND: E  
COUNCIL TAX BAND: C  
LOCAL AUTHORITY: CAMBRIDGE CITY COUNCIL



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