



Kennedy
&co.

The Avenalls

Downing Gardens

SG19 3FB

Offers In Excess Of £285,000

High Gloss Kitchen

Open plan Lounge/Kitchen

Two Bedrooms

Shutters to all windows

Impressive Bathroom

Fitted wardrobes to
Bedrooms

Communal garden

Allocated parking



A beautifully presented and rarely available ground floor apartment in the village of Gamlingay. This apartment has had many additional upgrades from new including a high gloss kitchen with granite worktops and matching splash guards, fully fitted Neff appliances and good quality shutters fitted to all windows.

Gamlingay itself is a good commuter village with excellent links to the major towns and Cambridge, has a wide variety of clubs and social activities and offers countryside walks and leisure.

PARTICULARS

Entry phone system into communal hallway. Door to:

HALL

Fully alarmed apartment. Storage cupboard. Electric meter. Radiator. Entry phone system. Smoke detector. Lighting. Amtico flooring. Doors to all principal rooms.

LOUNGE/DINER

18' x 12' 4" (5.49m x 3.76m) Triple aspect double glazed windows to the front. Double glazed bay window to the side. All with good quality shutters. Two radiators. Space for dining table.

KITCHEN

7' 11" x 10' 5" (2.41m x 3.18m) High gloss grey base and wall mounted units with white granite work tops, with matching splash guarding. Stainless steel sink with mixer tap. Five burner Neff hob, oven and extractor. Integrally fitted Neff fridge/freezer,

dishwasher and washing machine. Double glazed window to the front with shutters. Wall mounted, serviced gas boiler. Recessed lighting. Amtico flooring.

BEDROOM ONE

13' 11" x 11' 1" (4.24m x 3.38m) Double glazed bay window to the side. Shutters to fit. Fitted wardrobes in high gloss. Radiator.

BATHROOM

8' 9" x 7' 5" (2.67m x 2.26m) Large four piece bathroom suite comprising: Low flush W.C. Wash hand basin. Panelled bath. Fully tiled shower cubicle and shower. Heated towel radiator. Extractor. Half tiled surround. Amtico flooring. Recessed lighting.

BEDROOM TWO

11' 3" x 9' (3.43m x 2.74m) Double glazed window to the rear with shutters. Fitted wardrobes in high gloss. Radiator.

OUTSIDE

There is parking to the rear with added visitors parking. Communal gardens to the front and rear.

Remaining lease: 125 years.

Maintenance costs £1523.00 per annum.





COUNCIL TAX BAND

Tax band

TENURE

Leasehold

LOCAL AUTHORITY

South Cambridgeshire District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements