

Manor Court, Pinehurst, Grange Road, Cambridge

Pocock + Shaw

10 Manor Court
Pinehurst, Grange Road
Cambridge, CB3 9BE

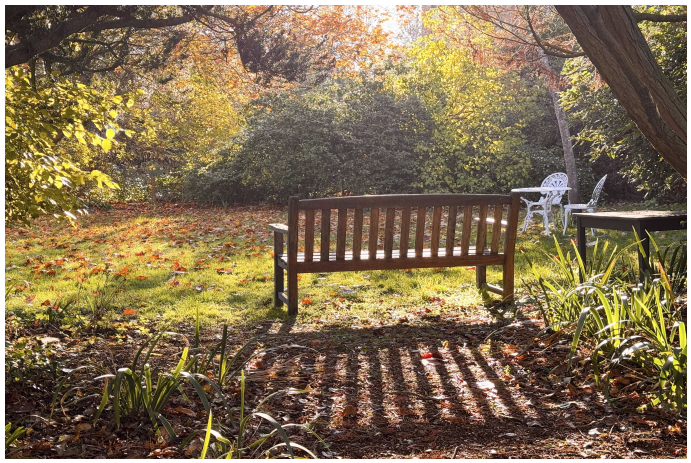
A spacious and characterful first-floor apartment within an elegant 1930s building, set in the historic parkland grounds of Pinehurst. Offering graciously proportioned, versatile accommodation in a highly regarded Newnham location, within easy reach of central Cambridge.

- Highly regarded Newnham location
- Total area approximately 89.8 sq. metres (966.7 sq. feet)
- Historic Pinehurst development
- Attractive 1930s architecture
- Spacious first-floor apartment
- Two bedrooms and separate dining room/study/bedroom 3
- Generously proportioned dual-aspect sitting room
- Brick Garage
- Share of freehold
- Lift access and entry-phone security
- Extensive established communal gardens and grounds

Guide Price: £500,000









Pinehurst – A Historic Setting in the Heart of Cambridge

Set within beautifully established parkland grounds in the highly regarded Newnham area of Cambridge, Pinehurst is a distinctive residential development combining architectural character, a fascinating history and an exceptional location.

The origins of Pinehurst date back to 1871, when Augustus Arthur Vansittart leased land from Corpus Christi College and created an impressive private estate centred around a substantial Victorian residence known as Grata Quies, meaning 'Welcome Rest'. The house was surrounded by extensive landscaped grounds, planted with a remarkable collection of specimen trees, many of which continue to contribute to the attractive, mature setting enjoyed by residents today.

The 1930's

Following Vansittart's death, the estate became the home of Charles Finch Foster, a prominent Cambridge banker and corn merchant, who renamed the property Pinehurst. The house subsequently served for a period as a girls' boarding school before being demolished in the early 1930s to make way for the elegant residential buildings that stand within the grounds today.

Manor Court and neighbouring Grange Court were designed by the distinguished architect T. P. Bennett and completed in the early 1930s. Their handsome red-brick elevations, distinctive projecting bay windows and traditional architectural detailing reflect the character and quality of this period.

Pinehurst today

Today, Pinehurst retains much of the atmosphere of its original private estate. Its extensive communal gardens, mature trees and peaceful surroundings provide a wonderful sense of space and tranquillity, despite being situated within easy reach of central Cambridge.

The development occupies a particularly convenient position off Grange Road, approximately three-quarters of a mile from the city centre, with the University Library, numerous University departments, West Road Concert Hall and the picturesque College Backs all readily accessible. It is also within walking distance of Selwyn College and Newnham College and Clare Hall. The independent shops and everyday amenities of Newnham village are also close at hand. There are also delightful walks along the river to the nearby village of Grantchester.

Local transport & London commuters

London commuters are well served with a mainline railway station about 1.5 miles away providing services to King's Cross and Liverpool Street in about 52 minutes and 67 minutes respectively. The M11 (Junction 12) is about 1.5 miles away and provides good access to Stansted Airport and the M25. There are good local transport links from Grange Road to all three railway stations, bus station and the international renowned Bio-medical campus of Addenbrookes, Papworth and the Rosie.

Manor Court

Manor Court is the second of the two handsome 1930s apartment buildings which form the heart of Pinehurst. No. 10 occupies a first-floor position on the front left-hand corner of the building and is approached through an impressive communal entrance hall, with entry-phone security and both staircase and lift access to the principal floors.

Internally, the apartment displays many of the qualities associated with the architecture of its period: graciously proportioned rooms, attractive bay windows, original architectural detailing and an appealing sense of space. Modern double-glazed Crittall-style windows have been installed in a design sympathetic to the building's 1930s origins, while more recent improvements include a refitted bathroom.

Accommodation

The sitting room is of particularly gracious proportions, enjoying a dual aspect with an attractive bay window incorporating a glazed door opening onto a small east-facing balcony. A feature fireplace with an electric fire provides a focal point to the room, whilst a fine pair of sliding doors connects the sitting room to the adjoining dining room, creating a wonderful sense of space and allowing the two rooms to be enjoyed either independently or together.

Again versatility is key here, this room whilst originally designed as a dining room would make an excellent home office/study or even a third bedroom.

The Kitchen & Bedrooms

The kitchen is fitted with a range of modern units, complemented by a number of built-in cupboards believed to be original to the apartment. A wall-mounted combination gas-fired boiler provides central heating and domestic hot water.

There are two formal bedrooms, the master, like the sitting room has a dual aspect and bay window with door to the balcony. In recent years the bathroom has been updated with a modern suite including a shower over the bath and built in cabinetry. There is also a cloakroom off the hallway with a second WC.









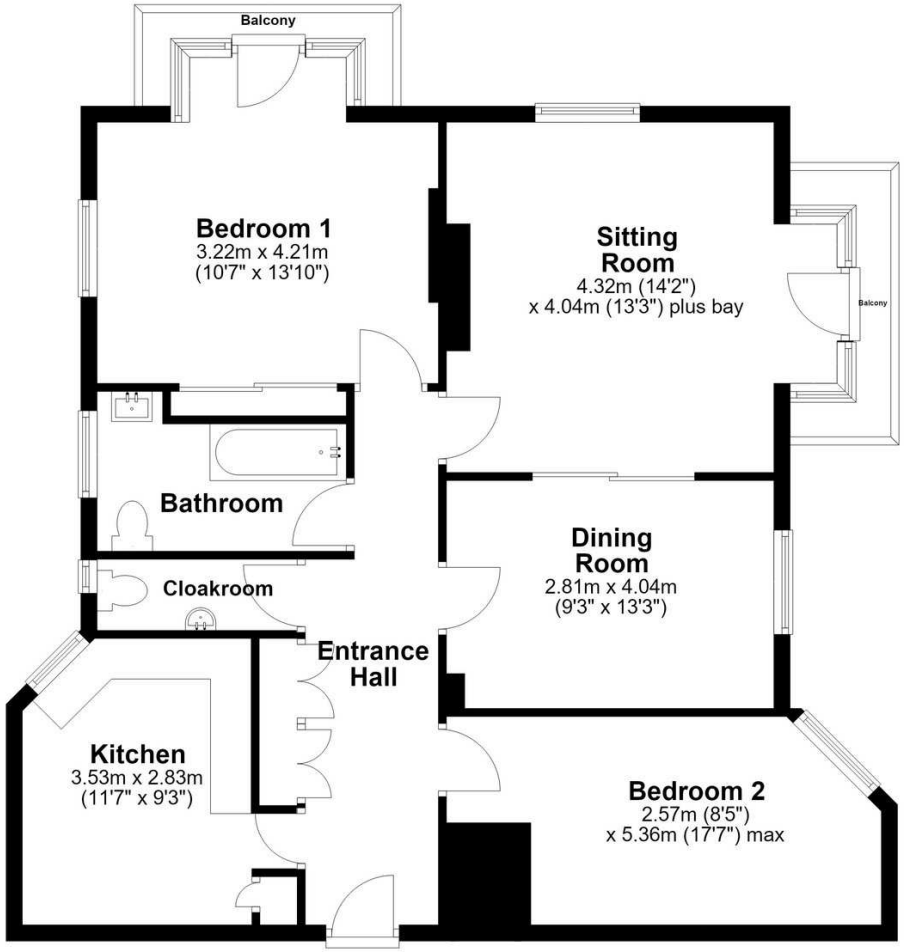






First Floor

Approx. 89.8 sq. metres (966.7 sq. feet)
(excluding Balcony, Balcony)



Total area: approx. 89.8 sq. metres (966.7 sq. feet)

Outside
The property has the benefit of its own brick garage as well as communal parking within the grounds. There is an electric vehicle charger (on a subscription basis) for residents to use. A large secure bicycle storage area is provided and a communal bin store. If further storage is required it is also possible to rent a loft storage area, subject to availability.

Tenure
The official tenure for this apartment is leasehold with a share of the freehold. The vendor, as does the majority of the leaseholders, owns shares in the management company that owns the freehold. The leaseholders appoint a board of directors to manage the site and collect the service charges. The lease has 174 Years remaining with an annual ground rent of £70 and a service charge of £4338.85 paid half yearly. This is reviewed annually and adjusted according to associated costs. There is an estate manager and caretaker on site during normal working hours. The service charge pays for the apartments water, buildings insurance, communal lighting, cleaning, maintenance and the upkeep of the grounds. The company also ensures for the legal compliance of the buildings including routine fire checks.

The property is in West Cambridge conservation area.
Manor Court & Grange Court have also been listed locally as buildings of local architectural interest to protect the historic nature.
The property is in a low risk flood area.
Broadband connection, Basic 12Mbps, Ultrafast 1000Mbps

Council Tax Band E: £3,015

Viewing By Arrangement with Pocock + Shaw

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested











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