

Catharine Thompson & Henry Thompson  
11, Douglas Crescent  
Edinburgh  
EH12 5BB

Our Ref:

2nd July 2025

Dear Catharine & Henry,

**Re: Flat 4, Chichester House, 12 St. Andrews Road, Cambridge, CB4 1DL**

We are delighted to be able to write and confirm that your offer of £350,000 (three hundred and fifty thousand pounds) on Flat 4, Chichester House, 12 St. Andrews Road, Cambridge, CB4 1DL has been agreed by the vendor subject to contract and survey, as per the conditions detailed in the attached Notification of Sale.

We have written to your solicitors, Setfords, and also to the vendor's solicitors, Tees Law, who will act together in moving the sale on.

We very much hope that this sale will go through successfully and if you have any queries, please do not hesitate to contact me.

Yours sincerely,



Beth Kingsley MNAEA  
Sales Manager

Enc. Memorandum of sale

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01223 439888  
theteam@grayandtoynbee.com

154-156 Victoria Road,  
Cambridge CB4 3DZ

01223 439555  
theteam@grayandtoynbee.com

Adkins Corner, Perne Road,  
Cambridge CB1 3RU

01223 949444  
waterbeach@grayandtoynbee.com

17 High Street,  
Waterbeach CB25 9JU

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>NOTIFICATION OF SALE<br/>SUBJECT TO CONTRACT</b>                                                                                                                                                                                             |                                                                                                                                                                                                               |
| <b>Property Address:</b><br>Flat 4<br>Chichester House, 12 St. Andrews Road<br>Cambridge<br>CB4 1DL                                                                                                                                             |                                                                                                                                                                                                               |
| <b>Date:</b> 2nd July 2025                                                                                                                                                                                                                      |                                                                                                                                                                                                               |
| <b>Vendor(s):</b><br>Mr Andrew Mangeot<br>Flat 4<br>12, St. Andrews Road<br>Cambridge<br>CB4 1DL                                                                                                                                                | <b>Purchaser(s):</b><br>Catharine Thompson & Henry Thompson<br>11, Douglas Crescent<br>Edinburgh<br>EH12 5BB                                                                                                  |
| <b>Vendor's Solicitor:</b><br>Fiona Sinclair<br>Tees Law<br>No 3 Journey Campus, Castle Park, Castle Street<br>Cambridge<br>CB3 0AY<br><br>Business: 01223 803767<br><a href="mailto:fiona.sinclair@teeslaw.com">fiona.sinclair@teeslaw.com</a> | <b>Purchaser's Solicitor:</b><br>Mrs Karen Stewart<br>Setfords<br>74, North Street<br>Guildford<br>GU1 4AW<br><br>Mobile: 01604216505<br><a href="mailto:KStewart@setfords.co.uk">KStewart@setfords.co.uk</a> |
| <b>Sale Price: £350,000</b> (three hundred and fifty thousand pounds) subject to contract and survey.                                                                                                                                           |                                                                                                                                                                                                               |
| <b>Other Information:</b><br>Tenure: Leasehold - Share of Freehold<br>Local Authority: Cambridge City                                                                                                                                           |                                                                                                                                                                                                               |

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