

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

Our Ref:

19th June 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.

Specific items to be included in the sale are as follows: None specified.

We have written to your solicitors, Setfords, and also to the vendor's solicitors, Elite Conveyancing, 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,



Christopher Toynbee
Director

Enc. Memorandum of sale

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

NOTIFICATION OF SALE SUBJECT TO CONTRACT	
Property Address: Flat 4 Chichester House, 12 St. Andrews Road Cambridge CB4 1DL	
Date: 19th June 2025	
Vendor(s): Mr Andrew Mangeot Flat 4 12, St. Andrews Road Cambridge CB4 1DL	Purchaser(s): Catharine Thompson & Henry Thompson 11, Douglas Crescent Edinburgh EH12 5BB
Vendor's Solicitor: Poppy Parmenter Elite Conveyancing 5, Mill Yard, Childerley Estates Dry Drayton Cambridge CB23 8BA Business: 02045 190676 Business: 02045 186318 Direct dial poppy@elite-conveyancing.com	Purchaser's Solicitor: Mrs Karen Stewart Setfords 74, North Street Guildford GU1 4AW Mobile: 01604216505 KStewart@setfords.co.uk
Sale Price: £350,000 (three hundred and fifty thousand pounds) subject to contract and survey.	
Other Information: Fixtures: None specified Estimated Dates: Vendors to find onward purchase Tenure: Leasehold - Share of Freehold Local Authority:	

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