



Lilac Court, Cambridge, CB1 7AY



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Cambridge,
CB1 7AY

An extremely well-proportioned second-floor apartment, offering flexible & light-filled accommodation with an open-plan living/dining room, situated within this well-regarded and established development with communal bike parking, which occupies a convenient location, just off Cherry Hinton Road with ease of access to a wealth of local amenities, the city centre, Cambridge Station and other major commuter links.

LOCATION

Lilac Court, located off Cherry Hinton Road just south of Cambridge City Centre, is part of a popular residential area. It offers convenient access to local amenities, including cinemas, leisure facilities, and restaurants on Hills Road, as well as highly regarded schools. Additionally, the property provides easy reach to Cambridge Train Station, Addenbrooke's Hospital, the Biomedical Campus, and the University.

2 1 1

Guide Price £320,000





PANELLED GLAZED ENTRANCE DOOR
fitted with privacy glass leading through into entrance hallway. Walk in storage to the left of entrance door.

ENTRANCE HALLWAY
with coved ceiling, radiator, door providing access into deep storage cupboard with fitted timber shelving. Doors leading into respective rooms.

OPEN PLAN LIVING/DINING ROOM
with coved ceiling, double panelled radiator, serving hatch through into kitchen and floor to ceiling double glazed window providing views to front aspect.

KITCHEN
comprising a collection of both wall and base mounted storage cupboards and drawers with a stone effect rolltop work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated 4 ring gas hob with glazed splashback, extractor hood above, double oven below, space for fridge/freezer, integrated and concealed washer/dryer, space for fridge/freezer and cupboard housing wall mounted gas fired Combi boiler providing hot water and heating for the property, LED downlighters, radiator, tiled effect flooring, large double glazed window out onto rear aspect providing an elevated and open view of the communal grounds and further reaching views.

BEDROOM 1
with fitted wardrobes, radiator, coved ceiling, double glazed window to front aspect.

BEDROOM 2
with coved ceiling, radiator, double glazed window out onto rear aspect.

BATHROOM
comprising of a three piece suite with combined shower and bath with wall mounted electric Powershower and separate hot and cold bath taps, glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer taps, tiled surround, fitted storage cupboards

underneath and above the wash hand basin, wall mounted mirror, lighting and shaver point, heated towel rail, tile effect flooring, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

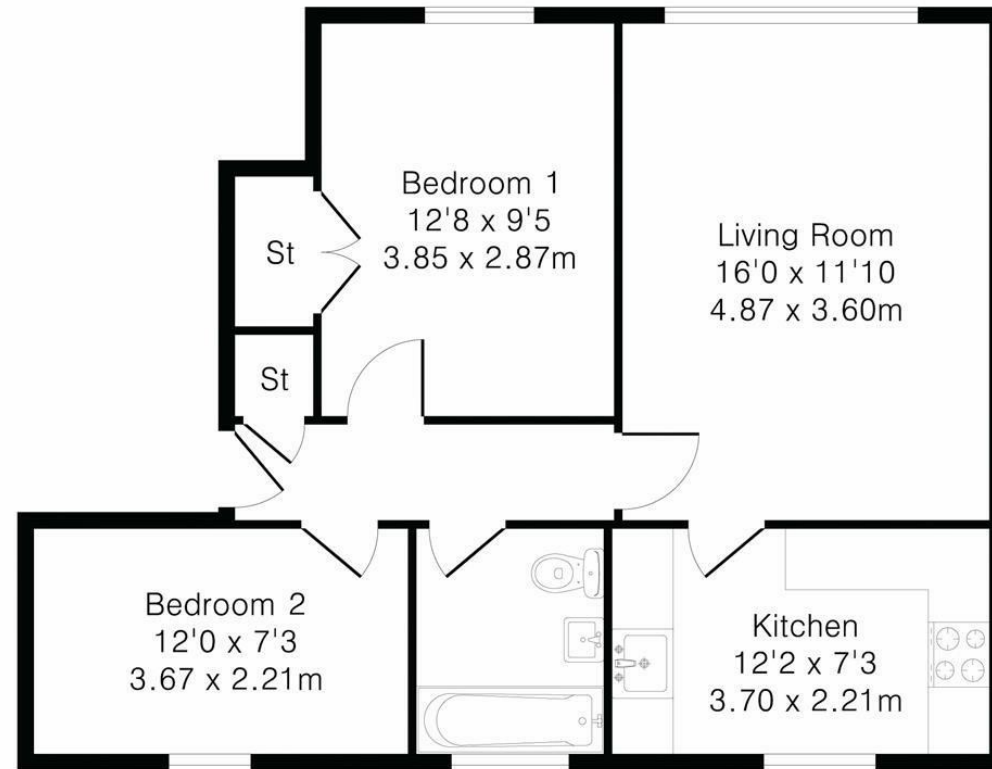
OUTSIDE
The property is approached off Cherry Hinton Road via a tarmac driveway where there is free parking along the street and then the main building itself is entered by a paved pathway leading to the communal entrance door which is also located adjacent to the communal bin store. A set of stairs provide access to the second floor on which the property is located.

AGENTS NOTES
Tenure - Leasehold, Share of Freehold
Length of Lease - 935 Years Remaining
Annual Ground Rent - £0
Annual Service Charge - £1,500
Service Charge Review Period - N/A
Council Tax Band - B
Property Type - Second Floor Apartment
Property Construction - Brick with Flat Roof
Number & Types of Room - Please refer to floor plan
Square Footage - 603
Parking - On Street Parking

UTILITIES/SERVICES
Electric Supply - Mains Supply
Water Supply - Mains Supply
Sewerage - Mains Supply
Heating - Boiler and radiators, mains gas
Broadband - Ultrafast Available
Mobile Signal/Coverage - Good



Approximate Gross Internal Area 603 sq ft – 56 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Tenure - Leasehold - Share of Freehold

Council Tax Band - B

Local Authority - Cambridge



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.