



Brooklyn Court, Cambridge, CB1 7HF

CHEFFINS

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Cambridge,
CB1 7HF

A recently and much improved apartment, sitting within this established and well regarded development exclusively for over 50's, occupying a most convenient and prominent location with an ease of access to a wealth of local amenities, the city centre, Cambridge Station and other major commuter links.

- Two Bedroom Apartment
- Open Plan Living/Dining Room
- Traditional Shaker Style Kitchen
- Highly Efficient Electric Radiators
- Allocated Parking
- On Site Warden
- Well Maintained Communal Grounds

2 1 1



Guide Price £235,000



ENTRANCE DOOR

leading through into:

ENTRANCE HALLWAY

with electric radiator, coat cupboard, wall mounted emergency assistance intercom, loft access, panelled doors leading into respective rooms.

LIVING/DINING ROOM

with coved ceilings, electric radiator, double glazed windows overlooking communal green spaces to the front, archway opening through into:

KITCHEN

comprising of a collection of both wall and base mounted storage cupboards and drawers in a traditional Shaker style with wood effect work surface with inset stainless steel sink with separate hot and cold taps, drainer to side, integrated 4 ring electric hob, tiled splashback, concealed extractor hood above and oven below, space and plumbing for washing machine and low level fridge/freezer, LED downlighters, wood effect flooring, service hatch through to Dining Area.

BEDROOM 1

with an array of built-in wardrobes fitted with railings and shelving, coved ceilings, electric radiator, double glazed window overlooking communal gardens.

BEDROOM 2

with coved ceilings, electric radiator, double glazed window overlooking communal gardens.

SHOWER ROOM

comprising of a three piece suite with large walk-in shower cubicle with wall mounted shower head, grip handles, glazed shower partition, tiled surround, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, timber upstand, wall mounted mirror, shaver point, heated towel rail, wood effect flooring, inset LED downlighters, extractor fan.

OUTSIDE

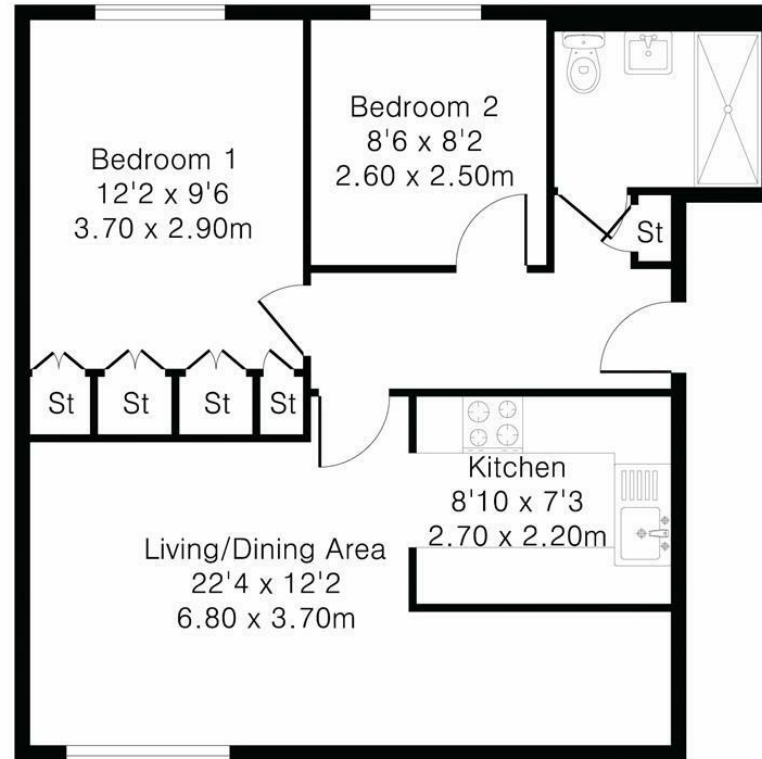
To the front of the property is approached off Cherry Hinton Road via a block paved driveway leading to the parking facilities of this development as well as the communal grounds. Communal front entrance door leading through into a communal entrance hallway where both a set of stairs and lift can be found to take users to the second floor where the property is located.

AGENTS NOTE

Service Charge - £3,450.72 per annum.



Approximate Gross Internal Area 592 sq ft – 55 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	72
England & Wales		EU Directive 2002/91/EC	

Guide Price £235,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - Cambridge City Council



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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.