



Cherry Hinton Road, Cambridge, CB1 7HF



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Cambridge,
CB1 7HF

A recently enhanced apartment, set within this well-established and highly regarded development exclusively for the over 55s. It enjoys a prime and convenient location, offering easy access to a wide range of local amenities, the city centre, Cambridge Station, and key commuter routes.

LOCATION

Brooklyn Court on Cherry Hinton Road, Cambridge, is conveniently located in a vibrant area with excellent access to amenities and transport links. Just a short walk away, you'll find a variety of shops, cafes, and restaurants, as well as larger supermarkets like Tesco and Sainsbury's for everyday essentials. The area is well-served by public transportation, with frequent bus routes connecting to Cambridge city center, the train station, and Addenbrooke's Hospital. Additionally, nearby parks such as Cherry Hinton Hall provide green spaces for relaxation and leisure. Access to main roads like the A1134 ensures easy travel by car, while cycling paths offer a sustainable alternative for commuting.



Guide Price £190,000



**ENTRANCE DOOR**

leading through into:

ENTRANCE HALLWAY

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

LIVING/DINING ROOM

with Sharps fitted storage shelves & cupboards, 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 with stone effect work surface with inset stainless steel sink with separate hot and cold taps, drainer to side, cooker, tiled splashback, concealed extractor hood above, washing machine and fridge/freezer, neon strip lights, tiled effect flooring.

BEDROOM 1

with an array of built-in Sharp's wardrobes fitted with railings and shelving, electric radiator, double glazed window overlooking communal area.

BEDROOM 2

with electric radiator, double glazed

window overlooking the rear of the property.

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, extractor fan.

OUTSIDE

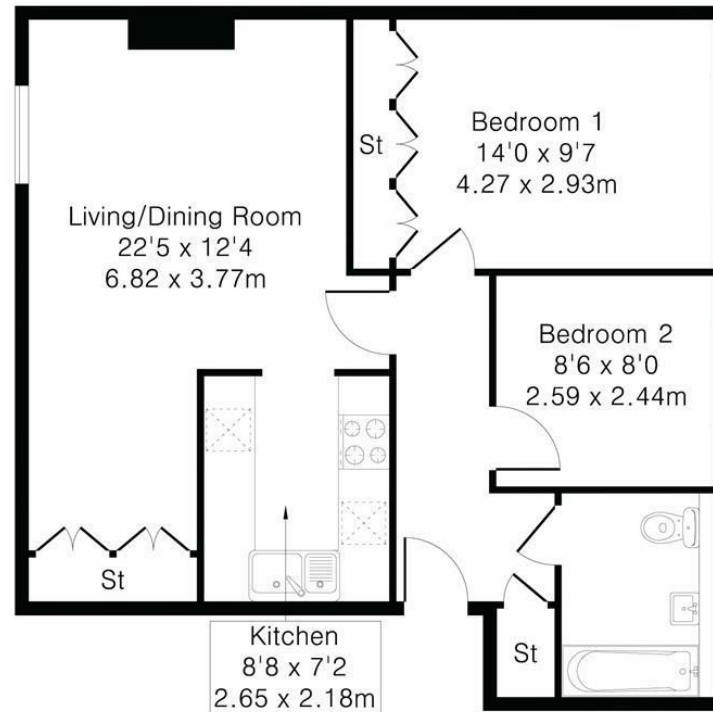
To the front of the property is approached off Cherry Hinton Road via a block paved driveway leading to the parking facilities of this development as well as the communal grounds. Communal front entrance door leading through into a communal entrance hallway where both a set of stairs and lift can be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

AGENTS NOTE

Service Charge - £3,450.72 per annum.



Approximate Gross Internal Area 624 sq ft - 58 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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

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.