



Hills Avenue, Cambridge, CB1 7XE

CHEFFINS

Hills Avenue

Cambridge,
CB1 7XE

A large three bed top floor apartment situated in this highly desirable and well-known development located on the most popular south city location.

LOCATION

Located off Hills Road and within the Queen Edith's ward of Cambridge. The property is most convenient for access to Addenbrooke's Hospital (0.7 miles), Cambridge Train Station and the CB1 Business District (1.0 miles) and Cambridge city centre (1.3 miles). A range of local amenities can be found nearby. (distances approximate)

3 2 1

Guide Price £425,000





TIMBER ENTRANCE DOOR

leading into:

ENTRANCE HALL

with footwell, entry telecom phone, storage cupboard housing utility meters.

BEDROOM 3

with double glazed window out onto Hills Avenue.

KITCHEN

comprises a collection of both wall and base mounted storage cupboards and drawers, stone effect laminate work surface and inset stainless steel dual sink with hot and cold mixer tap and drainer to side, space for cooker with extractor fan above, integral dishwasher, washing machine, all with tiled surround, additional storage/pantry store with fitted timber shelving, serving hatch leading through into living/dining area, double glazed window to rear aspect.

SECONDARY HALL

airing cupboard housing hot water tank and fitted timber shelving.

BEDROOM 2

with double glazed window with views over Hills Avenue.

BATHROOM

shower over bath with glass shower screen, wc, wash basin with vanity unit below and window to front aspect above and wall mirror.

BEDROOM 1

window to front aspect and door to:

EN-SUITE

shower cubicle, wc, wash basin with vanity unit below and mirror above and heated towel rail.

LIVING/DINING AREA

with LED downlighters and double glazed window to rear aspect.

OUTSIDE

The property is approached via a communal entrance door and is accessed via two flights of stairs as the apartment is on the top floor of the development. The development benefits from private communal parking for the residents. The property also benefits from the use of an additional private outside store and the expertly maintained communal gardens in the centre of the development. Garage available to rent for approx. £300 per annum.

AGENTS NOTES

Tenure - Leasehold

Length of Lease - 996 Years Remaining

Annual Ground Rent - £0

Annual Service Charge - £1,947





| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) 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 | | |
| England & Wales | 74 | 75 |
| EU Directive 2002/91/EC | | |

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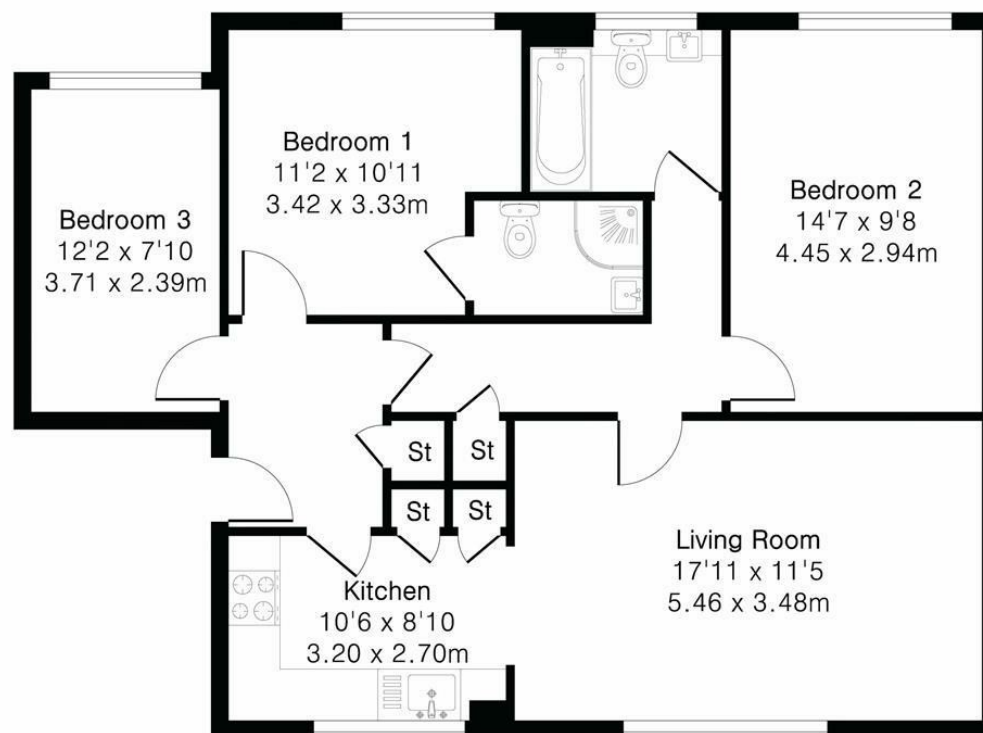
Council Tax Band - C

Local Authority - Cambridge City



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Approximate Gross Internal Area 856 sq ft - 80 sq m



Second Floor

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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.



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