



VIDEO TOUR AVAILABLE
Please get in touch for a link.

53 sqm / 573 sqft

communal gardens

First floor apartment

1991

2 beds, 1 recep, 1 bath

EPC - C / 70

Lift serving each floor

Council tax band - C

Burling Court

A well presented and improved, two bedroom first floor apartment located within this popular development for over 60s. Located off Cherry Hinton Road, with communal grounds and parking area.

The block has recently had all the windows changed to Upvc double glazed units.



Guide Price
£195,000



The development provides a secure communal entrance hall with stairs and a lift serving each floor.

The entrance hall to the apartment is centrally located and has two storage cupboards, one of which houses the hot and cold water tanks. The living room has a bay window flooding the room with natural light and opens to the kitchen making this a sociable space. The kitchen is fitted with a range of shaker units with ample work surfaces, integrated appliances and space for those which are freestanding.

There are two bedrooms, the master benefitting from a range of fitted bedroom furniture. The bathroom has been refitted to comprise a modern three-piece suite with fitted storage, a mirrored cabinet, a good-sized shower cubicle, hand basin, heated towel rail and a WC.

Outside, there is a parking area to the front of the block and well-tended communal grounds.

Leasehold details:

Lease Start Date - 05 Nov 1991

Lease End Date - 05 Nov 2090

Lease Term

99 years from 5 November 1991

Lease Term Remaining - 68 years

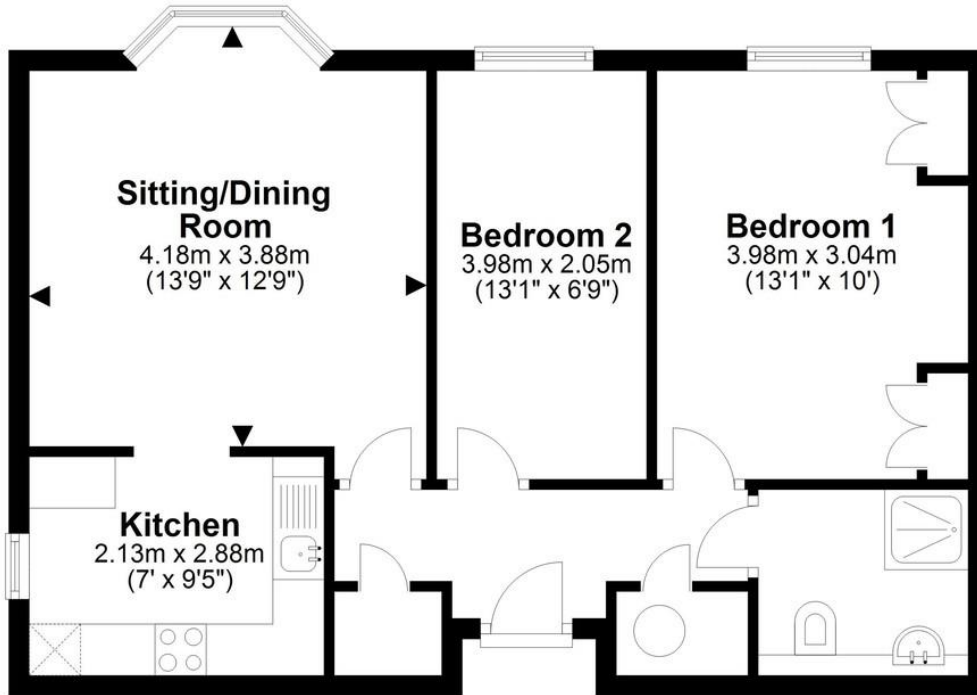
Service charge and ground rent are £226.29 pcm inclusive

Anchor Hanover Housing Association are the freeholders and look after the building, also providing a warden shared with Brooklyn Court.



First Floor

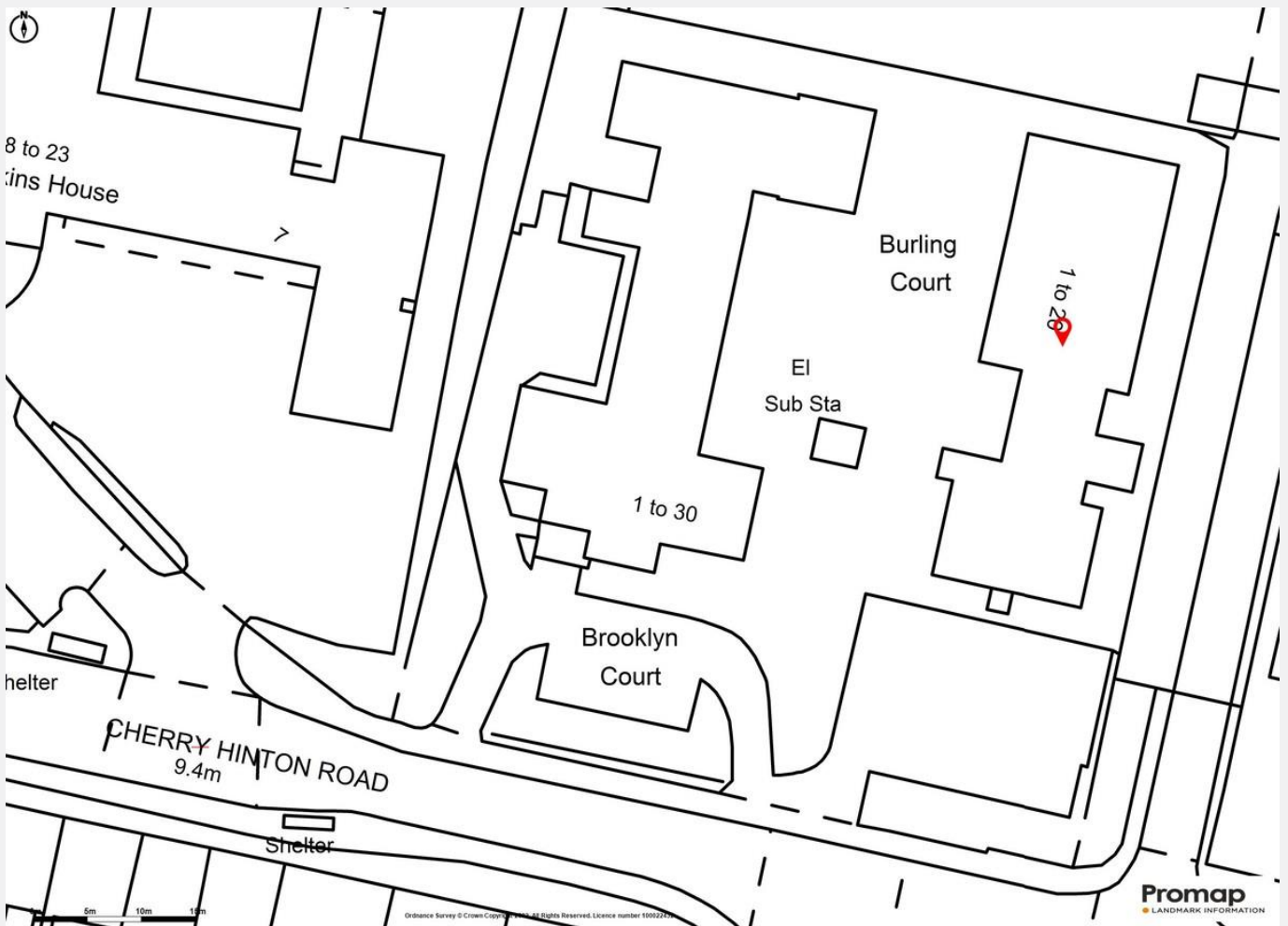
Approx. 53.3 sq. metres (573.5 sq. feet)



Total area: approx. 53.3 sq. metres (573.5 sq. feet)

Drawings are for guidance only. www.beachenergy.co.uk
Plan produced using PlanUp.

Total area:
Approx. 53 sqm
(573 sqft)



Burling Court is a development built in the 1980s for the over 60s and is set just back from Cherry Hinton Road. It is popular due in part to its well-tended grounds, near central position and proximity to a wide range of local facilities.

Various amenities nearby include a Co-op supermarket, doctors' surgery and bus stop. The building is also less than half a mile from a petrol station, chemist, newsagents and Balzano's deli. Just an 8-minute walk away is the highly regarded Cherry Hinton Hall Park, which offers extensive parkland and play areas.

Burling Court is exceptionally well located for access into the Addenbrooke's campus and the associated developments. It is also just 2 miles from the city centre with its combination of ancient and modern buildings, winding lanes and wide range of shopping facilities.

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