



81 sqm / 882 sqft

Single garage

First floor apartment

1967

2 beds, 1 recep, 1 bath

EPC - D / 67

Share of freehold

Council tax band - D

Gilmerton Court

A well presented and improved first floor apartment located within this favourable development designed by architect Peter Boston in the late 1960s.

The property offers bright and spacious accommodation throughout overlooking the beautiful communal gardens and benefits from a single garage.

No chain.



Guide Price
£395,000



This superb development is located on the corner of Long Road and Trumpington High Street, with beautiful communal gardens.

The property has a secure communal entrance hall with stairs leading to each floor; spacious entrance hall, with fitted cloaks and storage cupboards, spacious sitting/dining room enjoying a dual aspect with views of the grounds and flooded with natural light, kitchen, fitted with a modern range of units with ample work surfaces, integrated and spaces for freestanding appliances, concealed gas combi boiler.

The property benefits from three bedrooms, two double rooms with fitted wardrobes and a box room more commonly used as a home office or study, bathroom with a modern white three-piece suite.

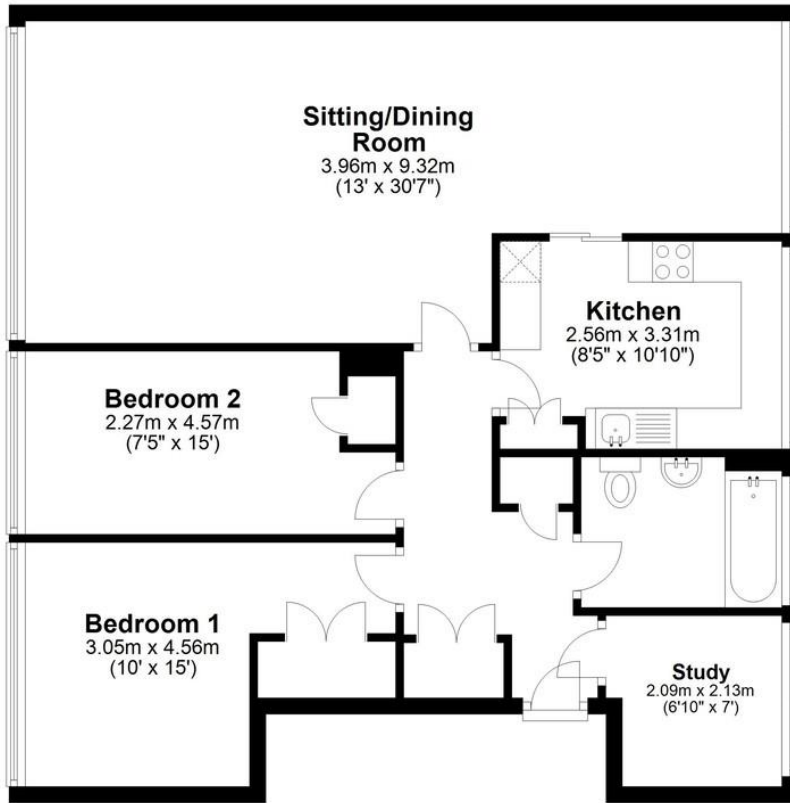
Outside, the grounds surround the property, there is a driveway to the rear providing access to the parking area which is first come first served and the garages. Number 51 benefits from a single garage and storage cupboard. There are open air cycle storage and bin areas.

The property has the benefit of a share of the freehold and a long lease, the original lease dates from 1967 and has approximately 943 years remaining. Service charge is £2,704.54, which is reviewed annually and adjusted according to costs. There is no ground rent payable.



First Floor

Approx. 81.9 sq. metres (882.0 sq. feet)



Total area: approx. 81.9 sq. metres (882.0 sq. feet)

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

Total area:
Approx. 82 sqm
(882 sqft)



Gilmerton Court stands at the corner of Long Road and Trumpington Road within half a mile of Trumpington's excellent facilities and with easy access into the city, Addenbrooke's and all major road links.

Trumpington is a thriving, fast growing part of the city that still manages to retain its village identity and sense of community. It is exceptionally well located for access to the Addenbrooke's campus, out to the M11 and into the city by car, bus or one of the new purpose-built cycle routes.

The city's mainline station can be easily reached along the guided busway cycleway without having to mix with car traffic at all. Another new railway station, Cambridge South has been proposed and is expected to be near the Biomedical Campus.

The area has three primary schools and a state-of-the-art secondary school built in 2016 with excellent sporting facilities. Many of the city's finest private schools are within easy cycling distance. There are also various restaurants, pubs, shops, a post office, barber, GP surgery, pharmacy, library and community centre. There is a major Waitrose supermarket and a Sainsbury's local.

Trumpington Meadows nature reserve links Trumpington through to Byron's Pool and

COOKE
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& CO

hello@cookecurtis.co.uk
www.cookecurtis.co.uk
+44 (0) 1223 508050

40 High Street
Trumpington
Cambridge CB2 9LS