



317 Hills Road, Cambridge, CB2 0QT
Guide Price £450,000 Share of Freehold



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A LUXURIOUSLY APPOINTED TWO-BEDROOM APARTMENT WITHIN AN EXCLUSIVE DEVELOPMENT OF JUST EIGHT, SITUATED IN THIS HIGHLY SOUGHT-AFTER LOCATION OPPOSITE ADDENBROOKE'S HOSPITAL.

- Ground floor luxury apartment • 2 bed, 2 bath, 1 reception • 802 sqft / 74.5 sqmtr • Underfloor zoned heating with mechanical ventilation heat recovery • 1 allocated parking space • Large communal garden • Share of freehold • Chain free • EPC B / 84 • Council tax band E

The Property

Flat 2 is a generous ground floor two double-bedroom apartment situated to the front of this exclusive development of just eight. Built in 2018 to offer high-end contemporary living on the doorstep of Addenbrookes Hospital, the apartment offers well-proportioned accommodation, flooded with natural light from large Velfac windows creating a spacious feel throughout.

The apartment offers bright and spacious open-plan accommodation with high specification as standard, including a luxury Ballerina kitchen with clean contemporary design and cabinetry finished in a timeless white, Silestone work surfaces and integrated Siemens appliances. The bathroom too is fitted to a high standard with Villeroy and Boch, Merlyn & Handsgrohe fittings complemented by fully tiled walls and floor. A particular feature is the low running costs and energy efficiency of the apartment, which benefits from zoned underfloor heating, high performance Velfac aluminium windows and a Mechanical Ventilation Heat Recovery system, creating a pleasant living environment. There is a large mature landscaped communal garden to the rear, allowing the enjoyment of outdoor space, and the apartment further benefits from allocated parking and communal cycle storage. All in all, a splendid property rarely available, with share of freehold.

Location

317 Hills Road offers stylish, high quality contemporary living in an established and much sought-after location, set in generous landscaped gardens, on the doorstep of the world renowned Addenbrooke's Hospital and Biomedical Campus. The apartments are well placed for easy access to the University City centre (3 miles), central mainline railway station (1.8 miles) and a wide range of recreational activities.

Key Features

- Luxuriously appointed high specification apartment
- Exclusive development on the doorstep of Addenbrooke's Hospital
- Spacious open-plan accommodation
- Two double bedrooms
- Luxury Ballerina kitchen with Silestone work surfaces and integrated Siemens appliances
- Bathroom featuring Villeroy and Boch sanitaryware with Merlyn & Handsgrohe fittings
- Large mature communal garden
- Allocated parking and cycle store
- 250 year lease from new with share of freehold
- Remaining balance of 10- year Advantage warranty

Tenure

- 250 year lease from new (Built 2018)
- Share of Freehold
- Service charge £2240 per annum. SAB managing agent.

Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Services

Mains water, drainage and electric are connected to the property.

Statutory Authorities

Cambridge City Council

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



GROUND FLOOR

FLAT 3		
Kitchen/Lounge	7.89m x 3.77m	25'9" x 12'4"
Bedroom 1	3.53m x 2.77m	11'6" x 9'10"
Bedroom 2	3.06m x 3.01m	10'11" x 9'9"
Total Area	66.5 sq m	716 sq ft



FLAT 2		
Kitchen/Lounge	7.43m x 5.46m	24'4" x 18'10"
Bedroom 1	4.69m x 1.42m	15'4" x 10'8"
Bedroom 2	3.44m x 1.04m	11'3" x 8'8"
Total Area	74.5 sq m	802 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

