



21 Lilac Court
Cambridge, CB1 7AY

Guide price £325,000



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- Cul-de-sac position
- Close to the Station and Addenbrooke's
- 2 bed, 1 bath, 1 recep
- No onward chain
- 615 sqft / 57 sqm
- Long lease

A light and airy first-floor apartment with a refitted kitchen, enjoying a quiet, near central cul-de-sac position just off Cherry Hinton Road and available with the benefit of no onward chain.

This improved first-floor apartment sits just off Cherry Hinton Road in a peaceful cul-de-sac, just over a mile from Addenbrooke's and 2.1 miles from the City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of schools and wide range of shopping facilities.

The accommodation comprises a living/dining room with a large floor-to-ceiling window which floods the area in natural light. The refitted Wren kitchen has been refitted with a range of base and wall mounted units and houses a Worcester-Bosch combi-boiler. Integrated Bosch appliances include a microwave, fridge/freezer, oven and electric hob with extractor over. There is also a freestanding washing machine included within the sale.

There are 2 good sized bedrooms, the principal room with a built-in cupboard. The bathroom has been fitted with a white suite, includes a shower over the bath and is complemented by part tiled walls and a heated towel rail.

The property is approached via a tarmac driveway where there is free





parking along the street. All residents also have use of a large shared bike store at the end of Lilac Ct. The block is entered by a communal entrance door which is located opposite a communal bin store. A set of stairs provide access to the first-floor on which the property is located, along with a large private storage cupboard adjacent to the entrance to No.21.

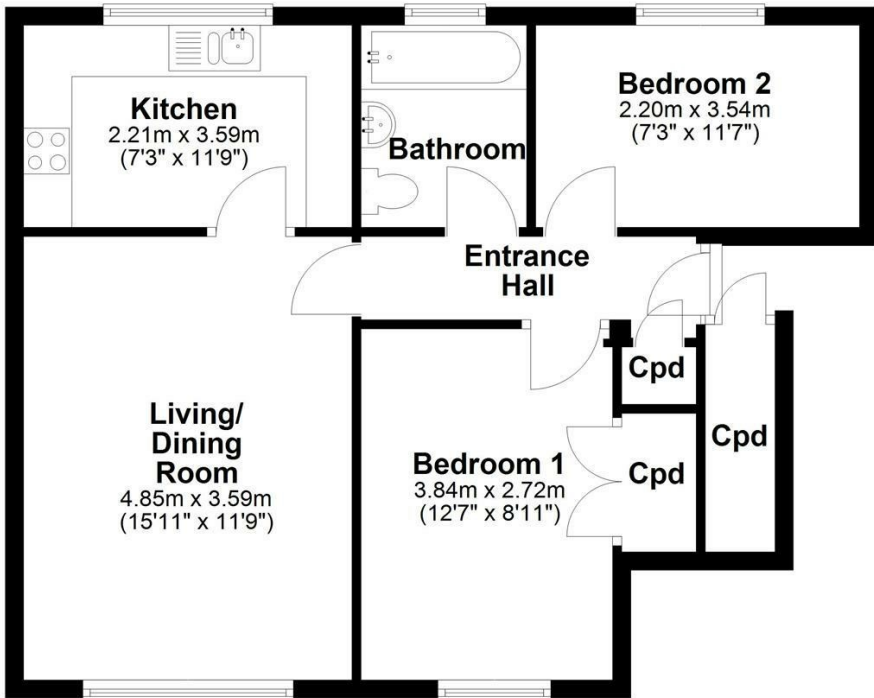
The property is share-of-freehold with 934 years left on the lease, and a service charge of £1500 per annum towards the upkeep of communal areas.

21 Lilac Ct forms part of a popular residential area, close to some of the city's finest schools, leisure facilities, shops and restaurants. It is within walking distance of Cambridge Station and close to Addenbrooke's, Arm and the University campuses.



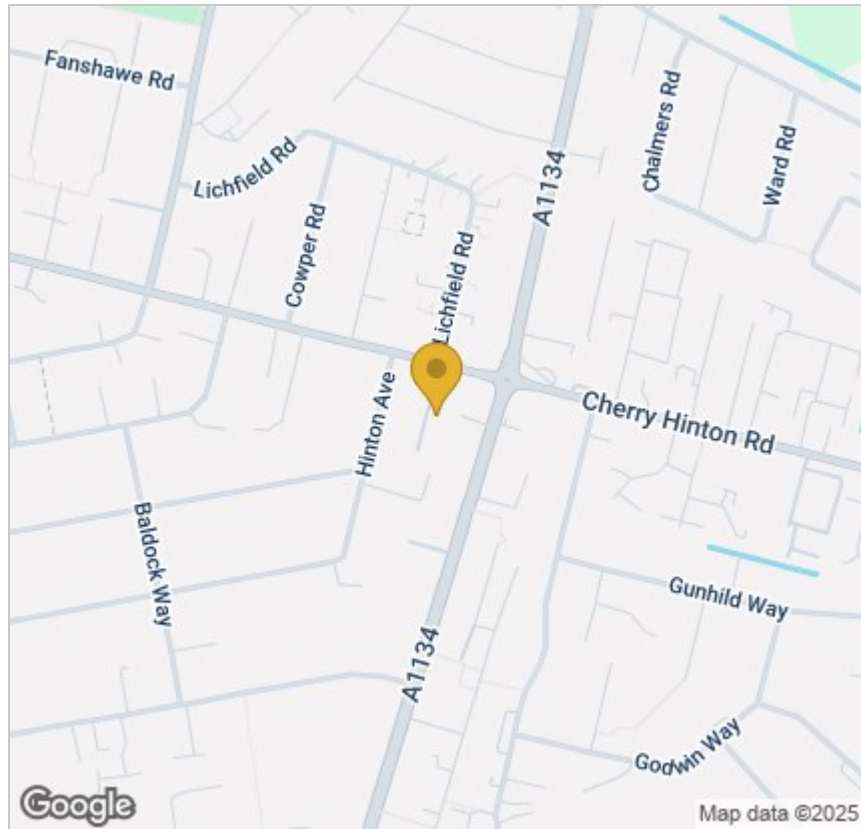
Floor Plan

Approx. 57.2 sq. metres (615.2 sq. feet)

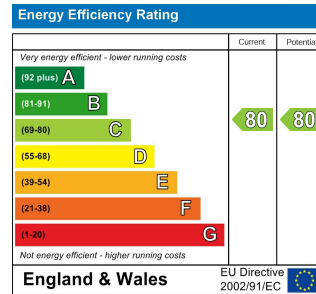


Total area: approx. 57.2 sq. metres (615.2 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold - Share of
Freehold
Council tax band: B

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