



22 Lilac Court
Cambridge, CB1 7AY

Guide price £325,000



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- Share-of-freehold apartment
- 616 sqft / 57 sqm
- Abundance of natural light & Privacy
- Surrounded by well-tended communal gardens
- EPC - C / 79
- 2 bed, 1 bath, 1 recep

A bright & airy apartment, enjoying a quiet, central cul-de-sac position with private views to the front & rear. The property is equidistant from both Addenbrooke's & Cambridge Station.

Conveniently located close to the local shops, this light & energy efficient apartment benefits from a superb position within this friendly community set just off Cherry Hinton Rd. The apartment has lovely views over well-tended communal gardens & a dual aspect living space, as well as a refitted kitchen.

The accommodation comprises an entrance hall with a useful storage cupboard. There are 2 double bedrooms & a bathroom which has been finished with a white suite, complemented by a heated towel rail & part tiled walls. The master bedroom also includes a generous built-in storage cupboard.

The living room benefits from a dual aspect & has a large floor-to-ceiling window overlooking the front of the property. Adjoining the dining area is a kitchen which has been fitted with a stylish range of base & wall mounted units; integrated appliances include a oven & electric hob with extractor fan.

The excellent location of the apartment, overall condition & abundance of natural light demands an early viewing.





The property is approached via a tarmac driveway with ample on street parking . Residents 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 shared bin store. A set of stairs provide access to the first-floor on which the property is located, along with a large storage cupboard adjacent to the entrance.

The property is share-of-freehold with 934 years left on the lease, no ground rent & a service charge of £1500 per annum towards the upkeep of communal areas.

22 Lilac Ct forms part of a popular residential area, close to some of the city's finest schools, leisure facilities, shops & eateries. It is within striking distance of Cambridge Station & Addenbrooke's (1.1 miles), Arm & the University.



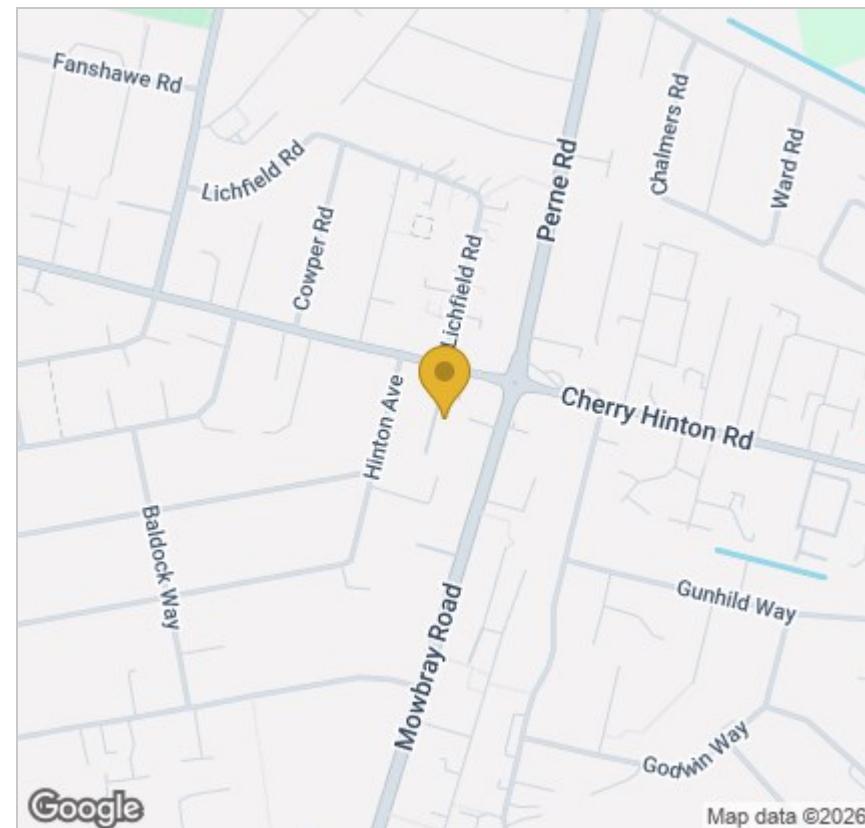
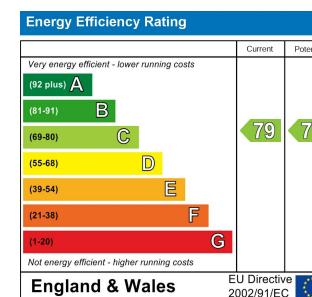
Floor Plan

Approx. 57.3 sq. metres (616.3 sq. feet)



Total area: approx. 57.3 sq. metres (616.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.


Energy Efficiency Graph


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

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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