



17 Brooklands Court, Cambridge, CB2 8BP  
Guide Price £625,000 Leasehold



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01223 323130

**A BRIGHT AND SPACIOUS THREE-BEDROOM FIRST FLOOR APARTMENT ENJOYING VIEWS ACROSS CENTRAL COMMUNAL GARDENS WITHIN THIS SOUGHT-AFTER DEVELOPMENT WITH RESIDENTS PARKING, LOCATED ON BROOKLANDS AVENUE.**

- 1009 sqft / 93 sqm
- 3 beds, 1 recept, 2 baths & 1 balcony
- Electric heating to radiators
- Built c1980
- Council tax band – F
- 1st floor apartment
- Residents and guest parking available
- Well-maintained & established communal gardens
- EPC – C / 74

Brooklands Court is an established development of executive apartments set in spacious communal grounds offering ample residents parking and manicured gardens, moments from the Botanic Gardens, Cambridge Station and the historic centre.

Flat 17 is located on the first floor with both lift access and stairs available, accessed via a communal reception hall. Upon entering the property, a hallway provides useful a utility room. A generous open plan sitting/dining room leads to a well-equipped kitchen providing a range of integrated appliances and a balcony, which overlooks a central garden for residents and guests. A family bathroom suite and three bedrooms complete the accommodation. All three bedrooms provide built-in fitted wardrobes, and the principal bedroom suite has an ensuite shower room.

The property benefits from being offered for sale with no onward chain.

**Location**

Brooklands Court is an exclusive development located off of Brooklands Avenue. Brooklands Avenue is within walking distance of the train station, Cambridge University Botanical Gardens and some 1.25 miles from the historical city centre. There are a range of local shops and supermarkets within walking distance. The city offers excellent shopping facilities including a busy market square and the highly regarded Grand Arcade shopping mall. Also nearby is the Cambridge Leisure Centre, which includes a multi-screen cinema, bowling complex and a range of restaurants and mini supermarkets.

**Tenure**

Leasehold

Lease is 125 years with 89 years remaining.

Service Charge is £4,100.00 per annum. This is reviewed on an annual basis and adjusted according to related costs.

We understand that there is no Ground Rent payable.

Owners become shareholders in the company that owns the freehold.

**Services**

Main services connected include: water, electricity and mains drainage.

**Statutory Authorities**

Cambridge City Council.

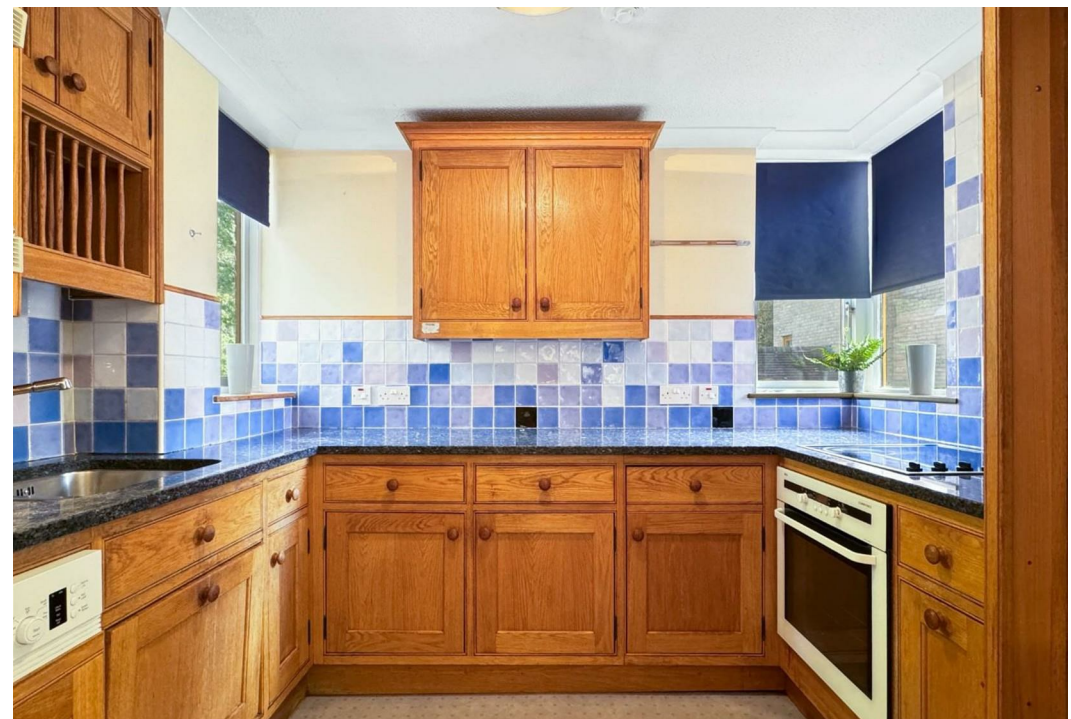
Council Tax Band - F

**Fixtures and Fittings**

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

**Viewing**

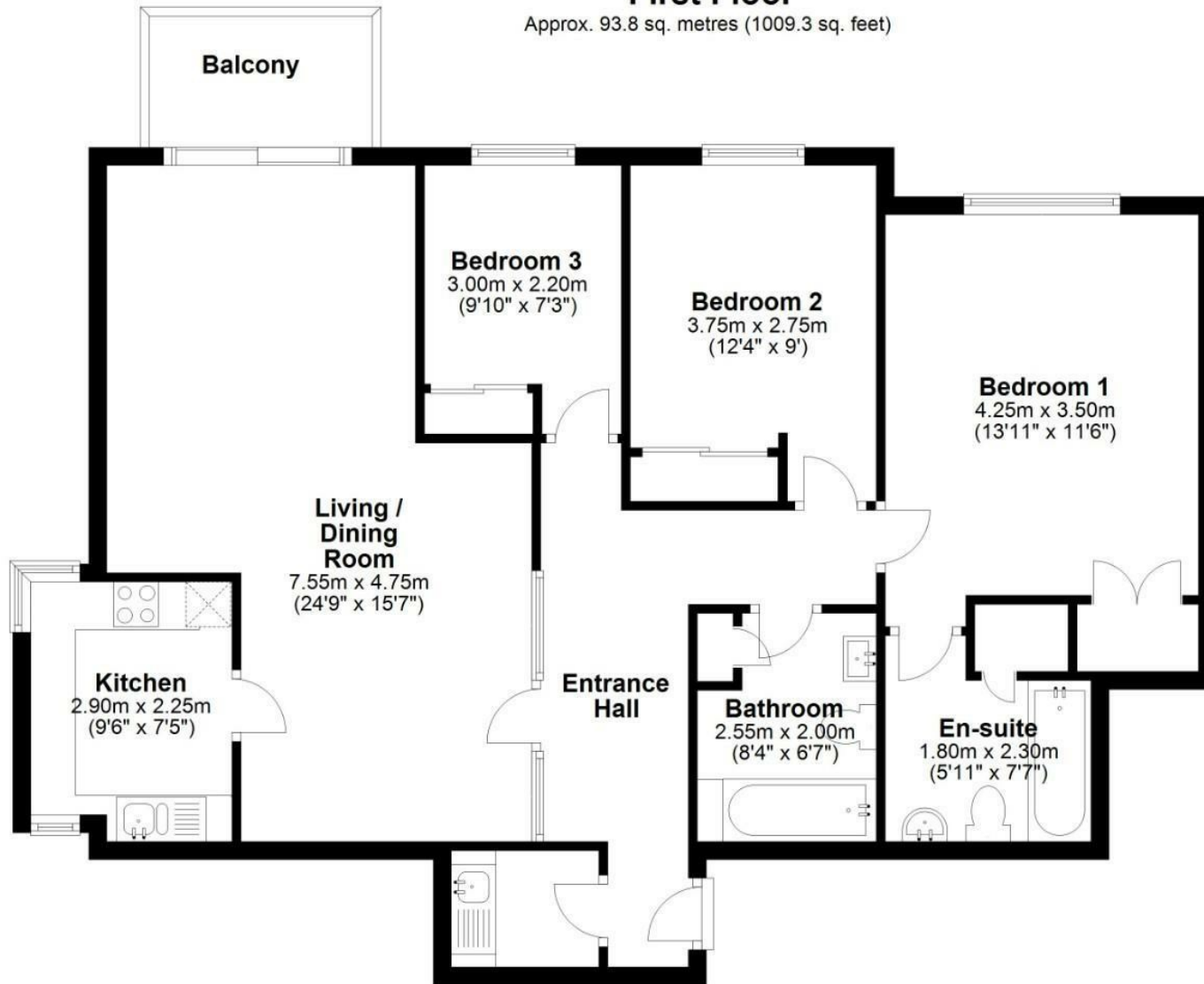
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.





# First Floor

Approx. 93.8 sq. metres (1009.3 sq. feet)



Total area: approx. 93.8 sq. metres (1009.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



