



Bliss Way is located in the heart of Cherry Hinton, a popular and well-connected suburb to the southeast of Cambridge. The area offers an excellent balance of residential calm and urban convenience, making it a sought-after location for families, professionals and investors alike.

Cherry Hinton is known for its strong sense of community, a range of local shops, supermarkets, cafés, and takeaways, as well as well-regarded primary and secondary schools. The area is also home to the scenic Cherry Hinton Hall Park and easy access to the nearby Gog Magog hills, for those who enjoy outdoor space.

For commuters, Bliss Way is ideally positioned with regular bus services into Cambridge city centre, excellent road links to the A14, M11 and A1307, and close proximity to Addenbrooke's Hospital, ARM headquarters and the Cambridge Biomedical Campus.

Radcliffe & Rust are delighted to offer for sale this two-bedroom ground floor flat, located on the ever-popular Bliss Way in Cherry Hinton. Set in a quiet residential development, the property provides a great opportunity for first-time buyers, downsizers or investors looking for a home they can personalise and add value to.

Accessed via its own private front door, the flat opens into a central hallway which leads to all rooms. The layout includes a good-sized living room, two bedrooms, a three-piece bathroom, and a separate kitchen. The kitchen also benefits from direct access to a small private garden area, offering a rare touch of outdoor space.

While the property is currently lived in and well maintained, it would benefit from general modernisation throughout, presenting a fantastic blank canvas for any buyer wanting to put their own stamp on a home.

The property is ideally situated for access to local amenities, schools, and transport links, with excellent connectivity to Cambridge city centre, Addenbrooke's Hospital and ARM.

### Agent notes

Council tax band: B

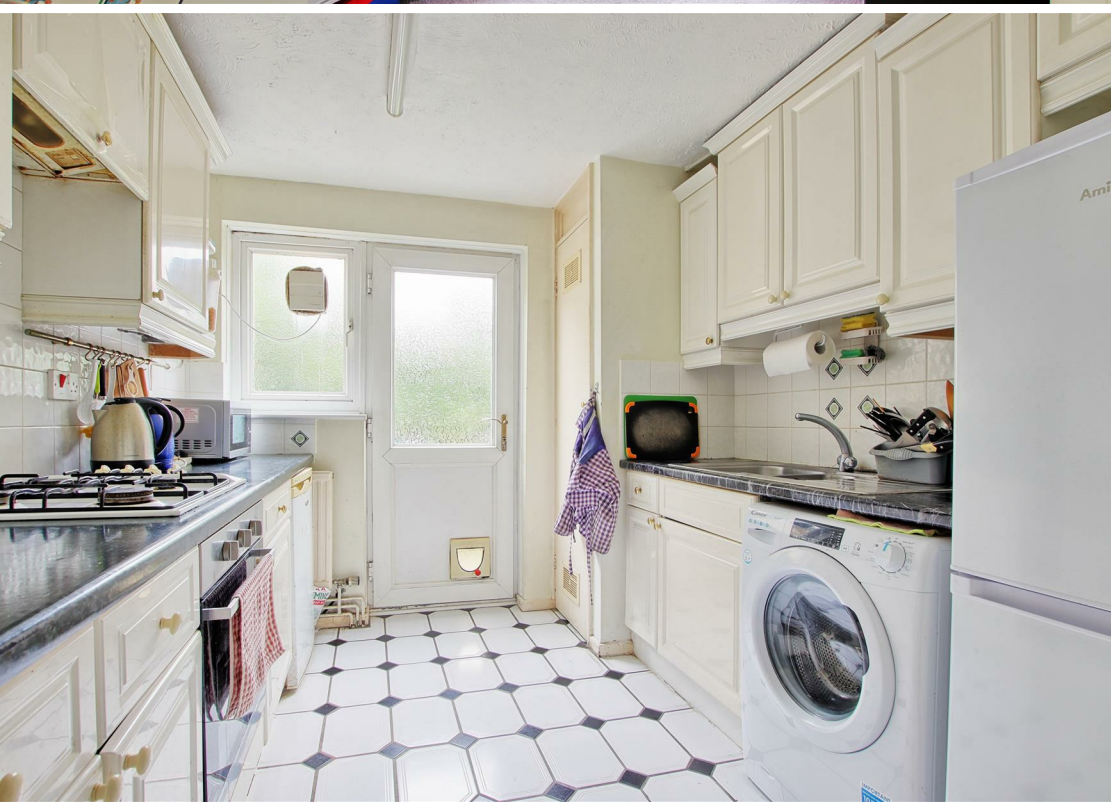
Tenure: Leasehold

Ground Rent: £10.00 per annum

Service charge: Approximately £561.00 per annum.

Lease length: 99 years remaining





## Ground Floor

Approx. 59.1 sq. metres (636.2 sq. feet)



Total area: approx. 59.1 sq. metres (636.2 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>                            | 73 76     |
| (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 |           |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

