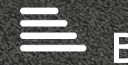




7 Edeva Court
Cambridge, CB1 8AF

Guide price £375,000



7 Edeva Court Cambridge, CB1 8AF

- Secure allocated parking
- Close to Addenbrookes
- EPC rating B

A modern 2-bedroom apartment with well-appointed accommodation, a balcony, and secure parking, in a lovely position overlooking school playing fields.

This first-floor apartment is around 660 sq. ft and is in good condition. It forms part of a purpose-built block, behind electric gates in a popular part of the City less than a mile from Addenbrookes.

A secure communal entrance leads to the first floor and the accommodation is well-planned and includes, an entrance hall with a storage cupboard. The open-plan living space includes a kitchen area well-equipped with units, granite worktops, and integrated bosch appliances including a fridge freezer, dishwasher, washer drier, oven, hob, and extractor. The living area is a good size and has sliding doors leading to the balcony and with views of the school playing fields beyond.

There are two good-sized bedrooms, one has a fitted wardrobe and a well-fitted





en-suite shower room. The main bathroom is also very well-appointed and both have dual fuel towel rails, large mirrors, and ceramic tiled floors.

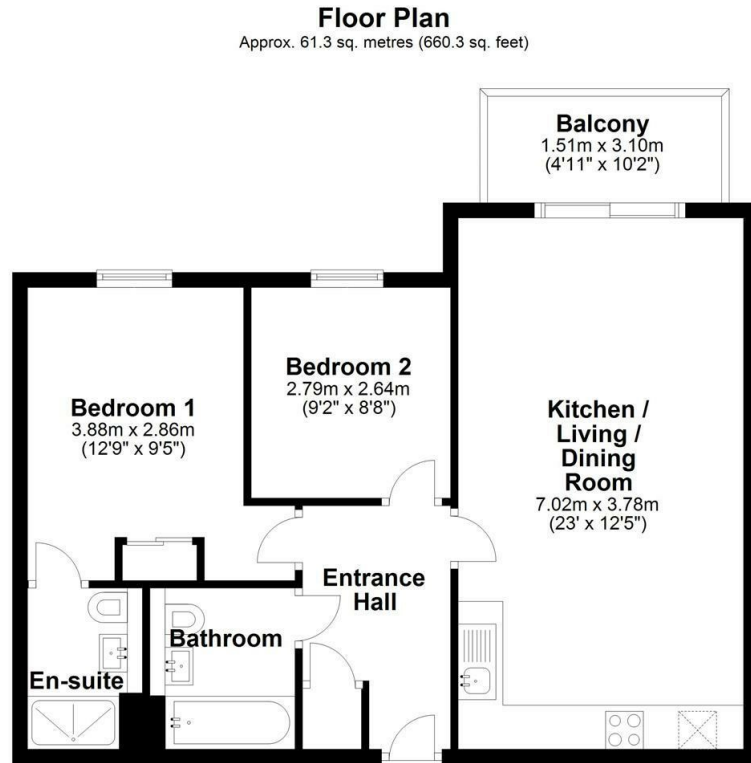
The apartment has gas central heating, double glazing, and an intercom entry system. The main reception areas all have wood flooring.

Edeva Court is a gated development, with allocated parking for one car and bike and bin storage. The scheme was built in 2015 and is tucked away off Wulfstan Way, but is just off Queen Ediths Way so is well placed for access to Addenbrookes (0.7mi) and ARM (1.3mi). There are excellent facilities in the immediate area including shops, pubs and green spaces.

SatNav: CB1 8AF. What3words: ///wages.snacks.filed



Floor Plan



Total area: approx. 61.3 sq. metres (660.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

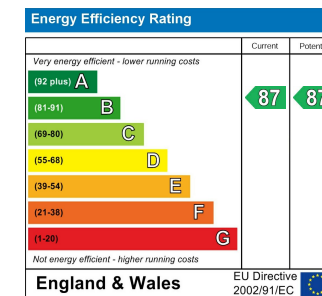
Tenure: Leasehold 150 lease from 2015. Ground rent £250.00. Service charge currently £1,815.00

Council tax band: C

Area Map



Energy Efficiency Graph



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.

Cambridge Office: 154-156 Victoria Road, Cambridge, CB4 3DZ
Tel: 01223 439 888 Email: theteam@grayandtoynbee.com

Waterbeach Office: 17 High Street, Waterbeach, CB25 9JU
Tel: 01223 949 444 Email: waterbeach@grayandtoynbee.com

