



Flat 30 The Levels, Hills Road  
Cambridge, CB2 8PB

**Guide price £450,000**



## Flat 30 Hills Road

Cambridge, CB2 8PB

- Fantastic apartment with balcony
- Parking
- 3 minutes by bike to the Station
- Energy rating B

A 2 bedroom apartment with a balcony and parking in a prestigious development just a 10-minute walk from the station.

This first-floor apartment was carefully designed and is well appointed, the spacious accommodation makes excellent use of the views at the front and also offers space perfect for those wanting open-plan living.

The secure entrance provides access to Hills Road and the secure car park, with allocated space for one car. A lift and stairs lead to the first floor and the apartment comprises, a spacious hallway with built-in storage including a utility cupboard with space for a washing machine. The living room is most impressive, with large "wrap-around" windows to the front and a balcony on the eastern side. The kitchen area is well equipped and has an induction hob, extractor, double oven and microwave, dishwasher and fridge freezer, and stone worktops.





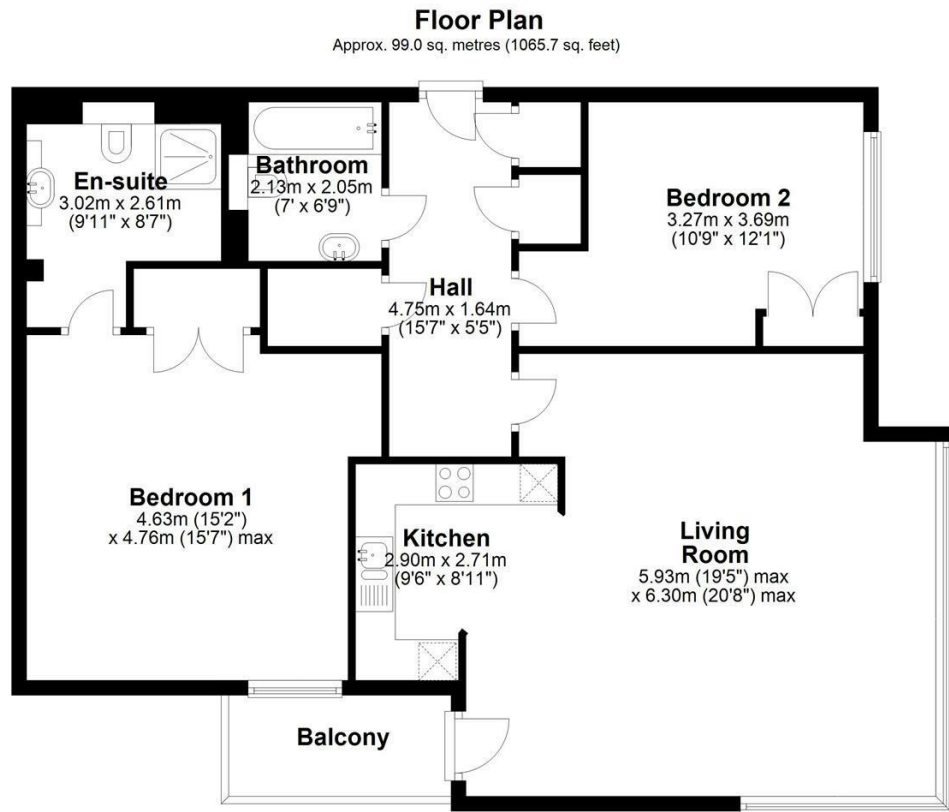
The bedrooms are both doubles and have built-in wardrobes as well as full-height windows. The main bedroom has an en-suite shower room and WC. There is a main bathroom with a shower over the bath and WC. Both bathrooms are fitted with Villeroy and Boch sanitaryware, wall and floor tiling and towel rails.

The apartment has double glazing, central heating is underfloor and electric on a dual tariff scheme, and there is attractive wood effect flooring in the main reception areas. In addition to the allocating parking there is also a secure cycle store.

SAT NAV: CB2 8PB. What3words: ///voter.paper.left



## Floor Plan



Total area: approx. 99.0 sq. metres (1065.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

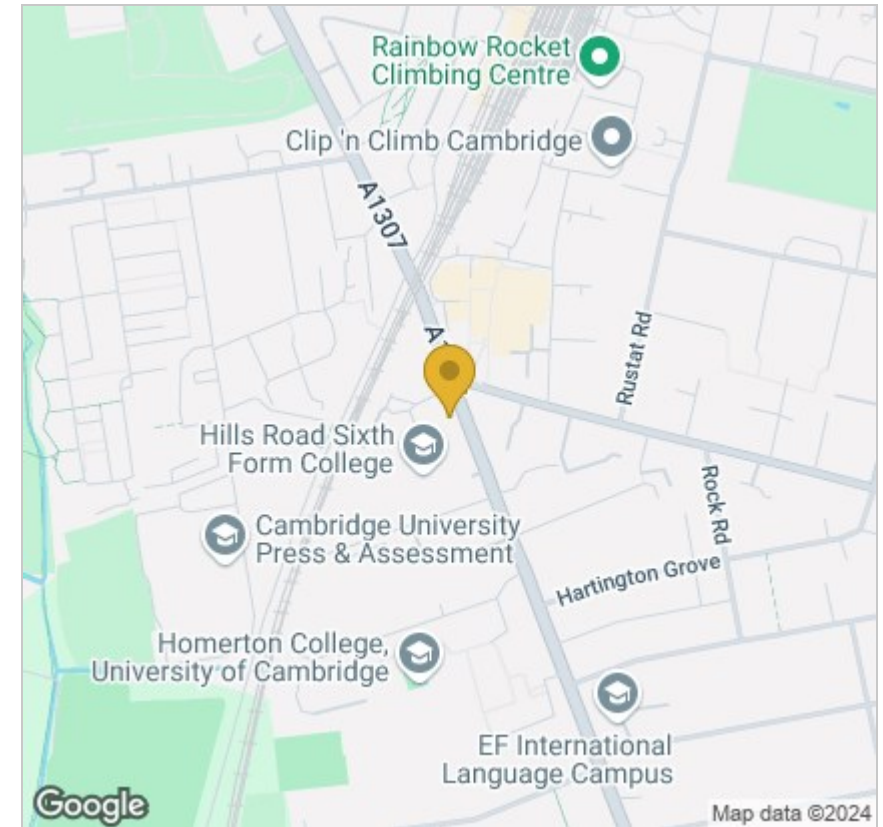
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold 108 years remaining, Service charge £4600.00 p.a, ground rent £330.96 p.a.

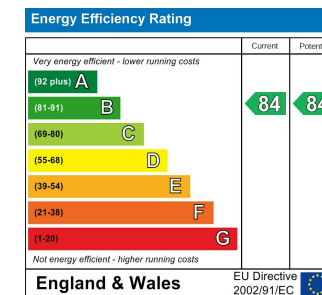
Agents note: The block has an EWS1 certificate.

Council tax band: E

## Area Map



## Energy Efficiency Graph



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