



342 Glenalmond Avenue  
Cambridge, CB2 8DT

Guide price £350,000

## 342 Glenalmond

Cambridge, CB2 8DT

- No onward chain
- Close to Cambridge Railway Station
- Allocated parking and an internal bicycle store
- Long lease - 985 years remaining

A spacious 2 bedroom, first floor apartment with a balcony and allocated parking, situated within the modern Kaleidoscope development, less than a mile from Cambridge Railway Station.

The secure entrance hall has a lift and stairs to all floors. The apartment is accessed from the communal hallway and includes an entrance hall with a utility cupboard. The living space is open plan and has Amtico Spacia flooring and a patio door to a private balcony. The kitchen area is well equipped with a range of integrated appliances including a gas hob, an oven, dishwasher and a fridge/freezer.

There are two bedrooms and the main bedroom has an ensuite shower room and built-in wardrobes. The bathroom is modern with white sanitaryware and tiling to splashback areas.



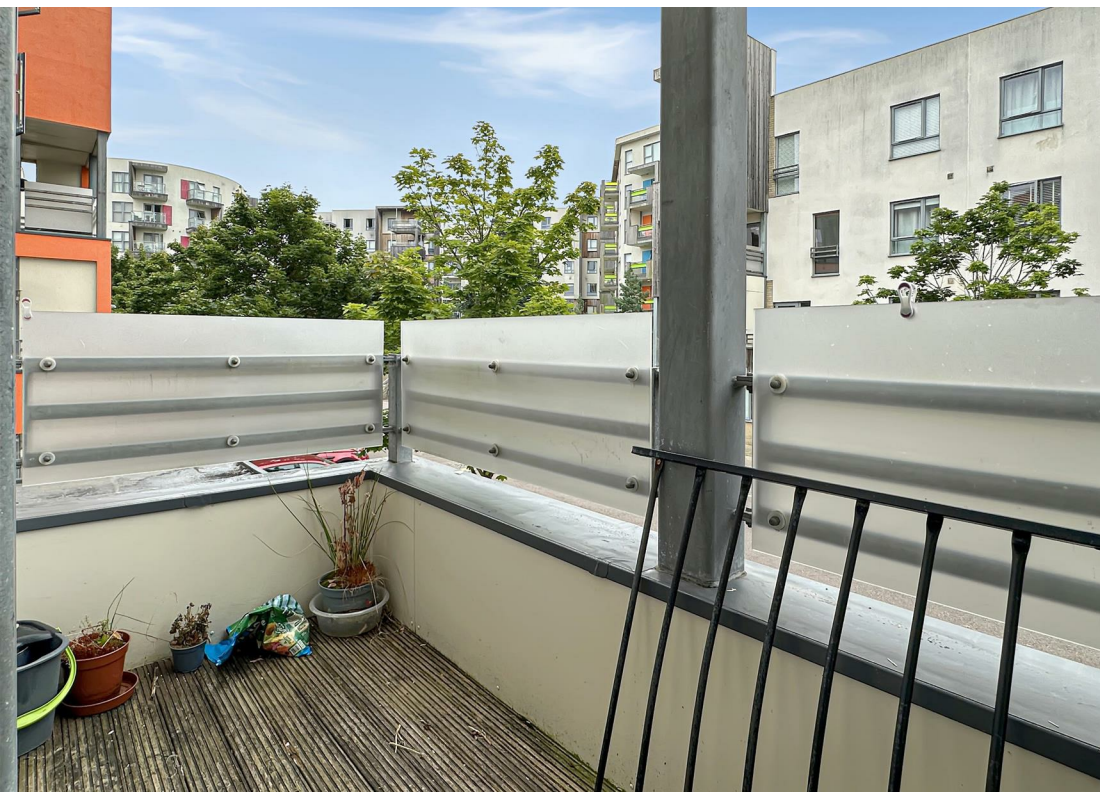


The apartment has underfloor gas central heating and is fully double glazed. There is an allocated parking space, internal secure cycle store and bin store.

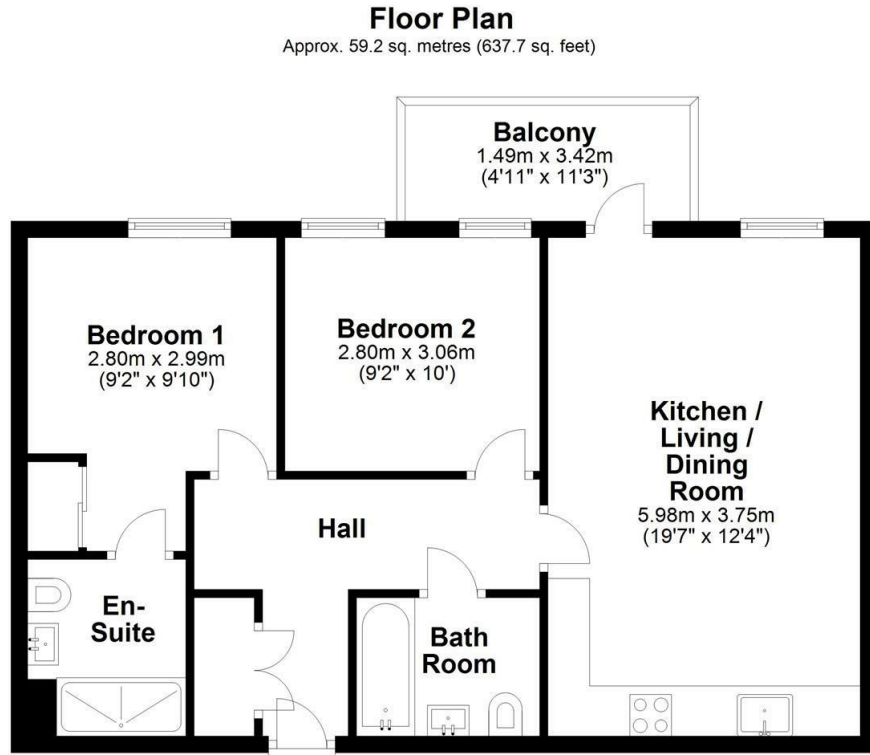
Glenalmond Avenue is accessed via Clarendon Road, off Brooklands Avenue. AstraZeneca and Cambridge Leisure are all close by and the City centre and Addenbrookes Hospital are all within a 10-minute cycle ride.

What3Words///curve.wool.tile

Sat Nav: CB2 8DB



## Floor Plan



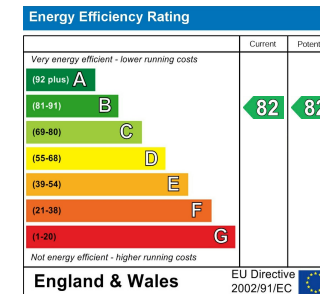
Total area: approx. 59.2 sq. metres (637.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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

The property has a long lease with 985 years remaining.

Ground Rent: £350 per annum

Service Charge: £3345 per annum

Council tax band: D

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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