

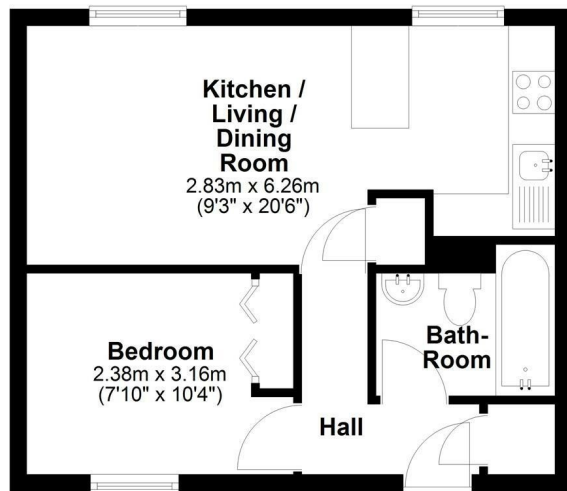


45 Loris Court, Cambridge, CB1 9GF
Guide price £200,000



Floor Plan

Approx. 33.2 sq. metres (357.8 sq. feet)



Total area: approx. 33.2 sq. metres (357.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

- No Chain
- Allocated Parking
- Extended Lease
- Good Condition

A well presented one bedroom first floor apartment extending to approximately 360 square feet, situated within a purpose built development conveniently located close to local amenities and offering excellent access to the city centre. The property benefits from a recently extended lease and is offered to the market with no onward chain.

The apartment is accessed via a secure communal entrance. Once inside the property, the hallway provides a welcoming first impression and includes a useful built in storage cupboard with shelving, ideal for coats, household items and general storage.

The bathroom is functional and well laid out, fitted with a bath and shower over, WC, wash hand basin and extractor fan.

The bedroom is a generously sized double, presented in good condition and featuring a built in wardrobe which provides ample storage while maintaining a comfortable living space.

The kitchen, dining and living area is arranged in an open plan layout, creating a versatile and sociable space. The kitchen is fitted with a gas hob and oven, kitchen sink, ample cupboard storage and a connection for a washing machine. Finished with neutral décor and wood effect cabinetry, the space is complemented by a breakfast bar which adds both practicality and additional seating. There is ample room for a dining table and a comfortable living area, making this an ideal space everyday living. The room also benefits from an additional storage cupboard and two windows overlooking the communal gardens and adjacent park, providing a pleasant and open outlook.

The apartment further benefits from gas central heating and would make an ideal purchase for a first time buyer or an investor alike.

Loris Court offers allocated parking for residents and is well positioned close to local supermarkets, everyday amenities and excellent public transport links providing easy access to the city centre.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		75	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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