



2A, TILLYARD WAY, CAMBRIDGE, CAMBRIDGESHIRE, CB1 8QU

Asking Price £300,000

[TYLERS.NET](https://www.tylers.net)



A particularly spacious first floor 2/3 bedroom apartment in a popular south city location close to Addenbrookes hospital with its own garden and offered with no upward chain.



### Location

Tillyard Way is one of the quieter streets on the southern side of the city. A street shared with other families seeking the perfect combination closeness to work at Addenbrookes and The Peterhouse Business Park, popular nearby schools and calm in well built homes with indoor and outdoor space to park, relax and unwind at the end of the day. Nearby supermarkets on hand for the dreaded weekly shop but also bus stops giving easier access to the station and retail therapy in the centre. In all a tree lined street of similar well-built family homes and maisonettes.

- • First Floor Maisonette
- • Two Double Bedrooms
- • Study/Bedroom
- • Kitchen/Diner
- • Large Living Room
- • Bathroom with Shower
- • Gas Central Heating
- • Garden
- • No Chain

## Main Accommodation

On the ground floor there is an Entrance Lobby with double glazed window to side aspect and stairs leading to the main accommodation. On the First Floor there is a Hallway with doors to:- Living Room which is a great size with double glazed window to front aspect. Radiator. Laminate flooring. Chimney breast with electric fire. Built in storage. Wall mounted fuse box (EICR to 2028). Door to:- Kitchen/Diner comprising of a one and a half bowl stainless steel sink unit. Plumbing for washing machine. A range of top and base units with roll top work surfaces over. Gas cooker point. Double glazed window to rear aspect overlooking the garden area and playing fields beyond. Bedroom 1 and 2 are both doubles with built in wardrobes. Bedroom 3/Study as a great additional room ideal for work from home. Bathroom comprising of a close coupled W.C. Vanity wash hand basin. Panelled bath. Shower cubicle. Heated towel rail. Tiled flooring. Opaque double glazed window to rear aspect.

## Outside

The property is set well back from the well back from the road beneath a pitched and tiled roof and looks like a row of terraced houses. There is a pathway to the side leading to the front door of 2A where there is a small brick shed opposite and in turn leads to the garden area, which is laid mainly to lawn with trees, shrubs and borders.

## Agents Notes

Tenure:- Leasehold with 88 years remaining and associated costs of £10 per annum Ground Rent and £355.92 Service Charge.

Services:- Mains Gas. Mains Water. Mains Electricity.

Local Authority:- Cambridge City Council. Council Tax Band "B".

EPC "C"



### Cambridge

104 Cherry Hinton Road  
Cambridge CB1 7AJ  
01223 214400

### Histon

19 High Street, Histon  
Cambridge CB24 9JD  
01223 235111

### Willingham

Stocks Corner, High Street  
Willingham, Cambs CB24 5ES  
01954 260952

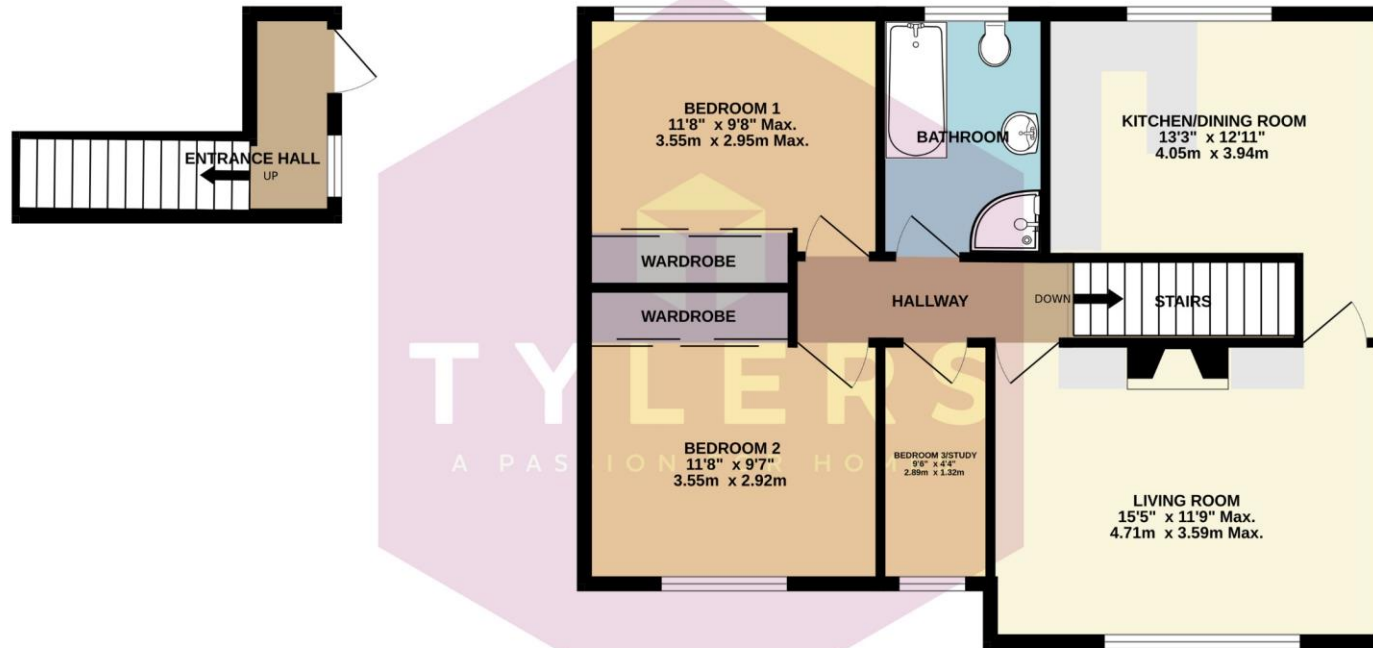
### Newmarket

16a High Street  
Newmarket, Suffolk CB8 8LB  
01638 660303



GROUND FLOOR  
54 sq.ft. (5.0 sq.m.) approx.

1ST FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.  
Made with Metropix ©2026

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

Tylers for themselves and for the Vendors or Lessors of this property declare that these particulars are given as a general outline and whilst intended to be accurate do not constitute nor form any part of an offer or contract. Intending purchasers or tenants must satisfy themselves by personal inspection or otherwise as to the correctness of each statement. Fixtures, fittings and appliances have not been tested by Tylers. No person in the employment of Tylers has the authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are approximate.



Tylers Independent Estate Agents is a trading name of Tylers Property Partnership Ltd  
Registered address; Salisbury House, Station Road, Cambridge, CB1 2LA Company Number 7535939 VAT Number 934 673 206

