



Brooklyn Court Cherry Hinton Road, Cambridge CB1 7HF

TYLERS
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welcome to

Brooklyn Court Cherry Hinton Road, Cambridge

A smart one bedroom second floor retirement flat just redecorated with new carpet offered for sale with no onward sales chain in this convenient location only a mile from the city centre. Leasehold property.



Main Entrance.

With secure door, wardens office sits just inside, stairs to all floors and communal landings.

Entrance Hall

With a large built in shelved airing cupboard, mains electric fuses, loft access to the roof space, controls the main secure door, pull cords, as throughout the accommodation.

Wet Room

Refitted with a shower, WC and handbasin, non slip flooring, white splash back tiling, heated towel rail, mirror fronted cabinet, extractor fan, wall mounted electric heater.

Bedroom

L shaped with a built in wardrobe and drawer, side facing window with curtain and pole.

Lounge Diner

With a deep broad window maximising the natural light into the accommodation, curtain and pole, archway through to:

Kitchen

Comprising a range of high and low level cupboards units, electric freestanding oven, fridge and separate freezer, Miele washing machine, inset sink and drainer with round edged work tops with splash back tiling, shelving and a wall mounted electric heater.

Outside

Set in attractive communal gardens with the neighbouring site of Burling Court with seating and communal residents parking to the front and side.

Tenure.

The flat is understood to be held on a 99 year lease from 1987 with an annual service charge of around £2700 to include ground rent and the upkeep of all the communal areas and part time warden service and careline alarm service.

60 years 5 months remaining on lease.



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Brooklyn Court Cherry Hinton Road, Cambridge

- Smart one bedroom accommodation for those 55 years old plus.
- Refitted wet room.
- Electric heating.
- Replaced uPVC double glazed windows.
- Security front door, pull cords in each room, Careline alarm service and onsite wardens office with part time management staff.

Tenure: Freehold EPC Rating: B

Council Tax Band: A



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Property Ref:
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