

GRAY TOYNBEE

Brooklyn Court Cherry Hinton Road

Cambridge, CB1 7HF

Guide price £145,000

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- 99 year lease extension available to new owner
- No chain
- 2 bed, 1 bath, 1 recep
- Council tax band - B
- 621 sqft / 57 sqm

An improved over 55's retirement flat, set in well tended grounds and enjoying a near central city location, within easy reach of Addenbrooke's, various local shops and amenities. No chain.

This first-floor retirement apartment has undergone various improvements. Recent additions include updated electric radiators, a new instant hot water system, Sharps fitted storage shelves & cupboards.

The accommodation briefly comprises a white walk-in shower room suite and 2 bedrooms, the principal bedroom with built in wardrobes which span the length of the wall. The living/dining room benefits from southerly aspects, custom fitted shelving and cupboards. An archway opens into the kitchen which has a range of base and wall mounted units and various freestanding appliances, all of which are included within the sale.

Outside, there is plenty of residents parking. The block benefits from well tended communal gardens, there are also lifts to access to the first and second floor flats.

The current lease has 60 years remaining. There is no ground rent and a service charge of £297 per month which includes water rates and buildings insurance.















Brooklyn Ct is a development built in 1987 for the over 55s and is set just back from Cherry Hinton Road. It is popular due in part to its well tended grounds, near central position and proximity to a wide range of local facilities.

Various amenities nearby include a Co-op supermarket, doctors' surgery and bus stop. The building is also less than half a mile from a petrol station, chemist, newsagents and Balzano's deli. Just an 8-minute walk away is the highly regarded Cherry Hinton Hall Park, which offers extensive parkland.

Brooklyn Ct is exceptionally well located for access into the Addenbrooke's campus and the associated developments. It is also just 2 miles from the City Centre.

Agent's note
We understand there is a surrender of lease clause which entitles any new owner to a 99 year lease term once becoming a legal owner.





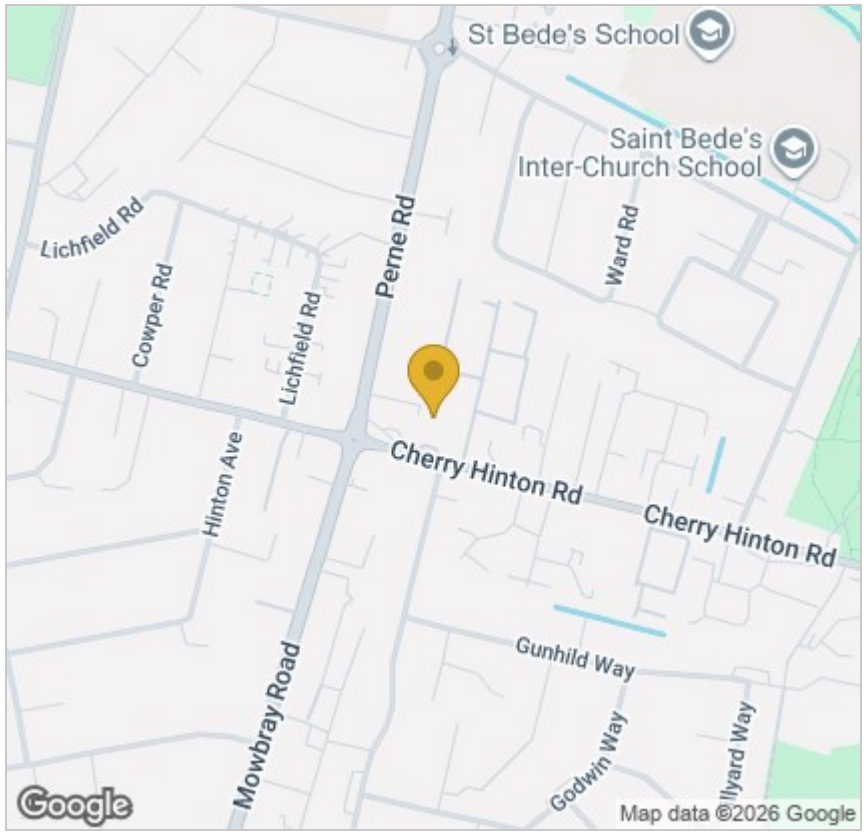
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Floor Plan

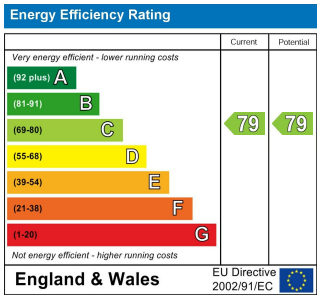
Approx. 57.8 sq. metres (621.9 sq. feet)



Total area: approx. 57.8 sq. metres (621.9 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: B

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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