Bush & Co.



8 Brooklyn Court, Cherry Hinton Road, Cambridge

2 1 1 E











Guide Price £159,500 Leasehold

About the Property

Brooklyn Court is a popular development situated within beautifully kept communal gardens, just a short walk to all the local facilities located around Cherry Hinton Road including a co-op supermarket, doctors surgery and bus stop. The age restriction for occupiers is 55 years and over.

The property is a ground floor corner apartment which has been modernised throughout, being move in ready for potential buyers. There are double glazed windows, electric storage heating and updated kitchen and shower room.

The entrance to the flat is located near to the main communal door with a further door leading to the hallway. The living/dining room allows an abundance of natural light courtesy of two south facing windows. There is a flame effect electric fire and door to the well equipped kitchen which has been re-fitted to comprise a range of wall and base units with contrasting work surfaces and integrated appliances including electric double oven and hob, extractor canopy, fridge, freezer, washer dryer and dishwasher.
Bedroom one is a generous double room offering a fine outlook over the well kept communal gardens. There are fitted wardrobes and drawer units. Bedroom two is a single room, also with views of the garden and a fitted wardrobe.
The stylish re-fitted shower room comprises a three piece suite with tiled walls and flooring in addition to an airing cupboard and air extractor fan.

Outside - There are well kept communal garden areas and limited residents/visitors car parking.

TENURE - Leasehold
TERM - Newly formed 99 year lease
MAINTENANCE CHARGES - £297 PCM
GROUND RENT - TBC
COUNCIL TAX - Band B

Property Highlights

- Ground Floor Corner Apartment
- New 99 Year Lease
- Two Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Shower Room
- Views Over Well Kept Communal Gardens
- No Upward Chain
- Over 55's

Further Information

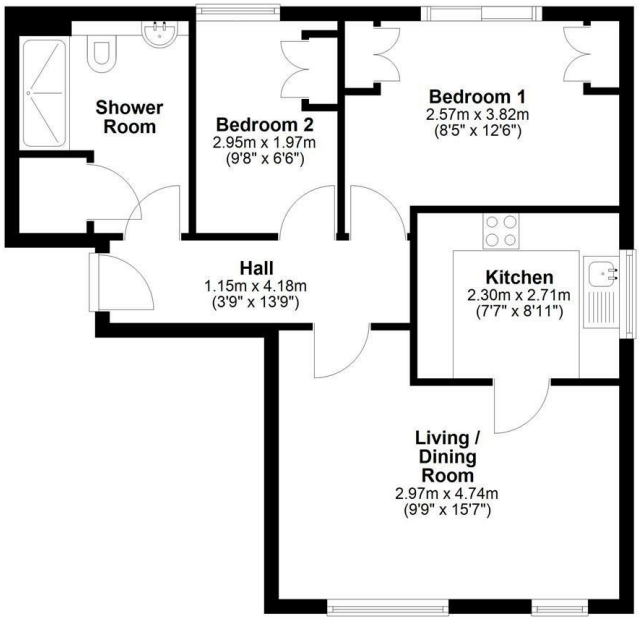
Tenure - Leasehold
Council Tax - Band B
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment

8 Brooklyn Court, Cherry Hinton Road, Cambridge

2 | 1 | 1 | E

Floor Plan

Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 51.5 sq. metres (554.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Exceptional service in Cambridge and the surrounding villages

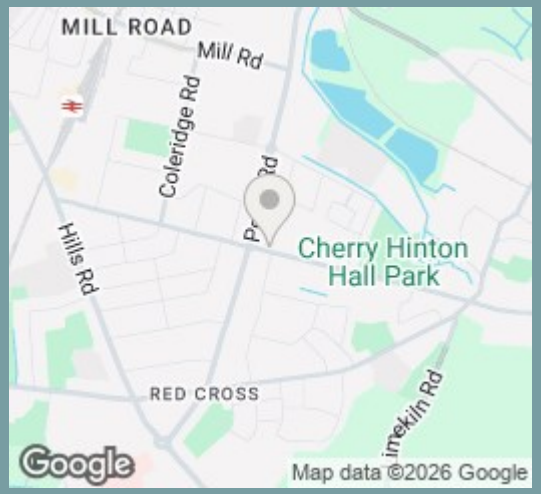
At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

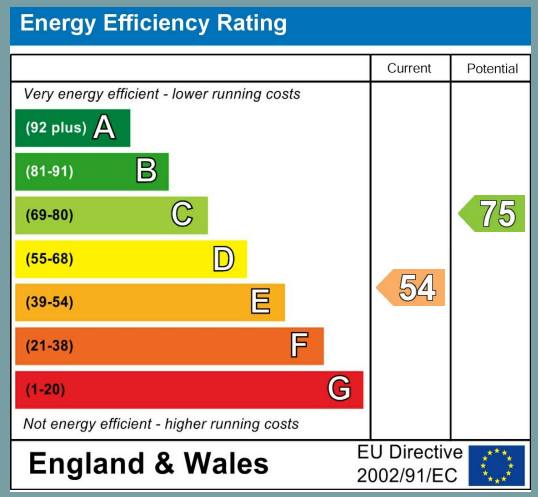
- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status
- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

Sales office
169 Mill Road, Cambridge, CB1 3AN

01223 246 262
sales@bushandco.co.uk





Bush & Co.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate and floor plans are for general guidance and are not to scale. These sales particulars do not constitute a contract or part of a contract.