



Glenalmond Avenue, Cambridge, CB2 8DT

**CHEFFINS**



## Glenalmond Avenue

Cambridge,  
CB2 8DT

A beautifully presented two bedroom apartment situated on the fourth floor and extending to approximately 754sqft. The property further benefits from a balcony overlooking the communal gardens and has secure allocated undercover parking and is located close to local amenities and transport links.

### LOCATION

Glenalmond Avenue is a well-regarded residential address situated in a highly desirable south Cambridge location, offering an excellent balance of suburban calm and city convenience. The property lies within easy reach of Cambridge city centre, which provides an extensive range of cultural, educational and shopping amenities, as well as the mainline railway station with fast and frequent services to London King's Cross and Liverpool Street. The area is particularly well placed for access to Addenbrooke's Hospital, the Biomedical Campus and the city's major employment hubs, including ARM and the Science Park via the nearby guided busway and M11. There are a number of highly regarded local schools in both the state and independent sectors, along with green open spaces and recreational facilities close by.



Guide Price £325,000





## COMMUNAL ENTRANCE HALL

The property is approached via a walkway leading to the communal entrance door and entrance hall, with stairs and lift providing access to the upper floors. The apartment is situated on the fourth (top) floor.

## ENTRANCE HALL

With wood-effect laminate flooring, inset doormat, downlights and access to various rooms. Built-in storage cupboard housing the boiler and water tank, with space and plumbing for washing machine.

## KITCHEN

Fitted with a range of floor and wall-mounted units incorporating drawers with soft-close feature, complemented by laminate work surfaces and splashbacks. Stainless steel sink with mixer tap. Integrated Bosch oven with four-ring Bosch induction hob and extractor fan over, together with integrated Bosch fridge and freezer. Wood-effect laminate flooring, LED spotlights and UPVC double-glazed window overlooking the rear of the property.

## SITTING/DINING AREA

A well-proportioned living space with wood-effect laminate flooring, underfloor heating and inset downlights. UPVC double-glazed window overlooking the terrace and communal grounds beyond, together with UPVC double-glazed door providing access to the terrace.

## PRINCIPAL BEDROOM

With wood-effect laminate flooring, underfloor heating, inset downlights and UPVC double-glazed window overlooking the communal grounds. Built-in wardrobe with sliding door, hanging rail and shelving. Door to:

## EN SUITE SHOWER ROOM

Three-piece suite comprising walk-in tiled shower, low-level WC and hand wash basin. Tiled floor, part-tiled walls, heated towel rail, LED spotlights, extractor fan and inset mirror.

## BEDROOM 2

With wood-effect laminate flooring, underfloor heating, inset downlights and UPVC double-glazed windows overlooking the communal grounds.

## BATHROOM

Three-piece suite comprising bath with shower over, hand wash basin and low-level WC. Wood-effect laminate flooring, part-tiled walls, heated towel rail, LED downlights, extractor fan and inset mirror with LED lighting.

## OUTSIDE

The development benefits from attractive communal garden areas with seating and a water fountain, together with communal bin stores.

## PARKING

Secure underground car parking with an allocated space numbered 47.





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

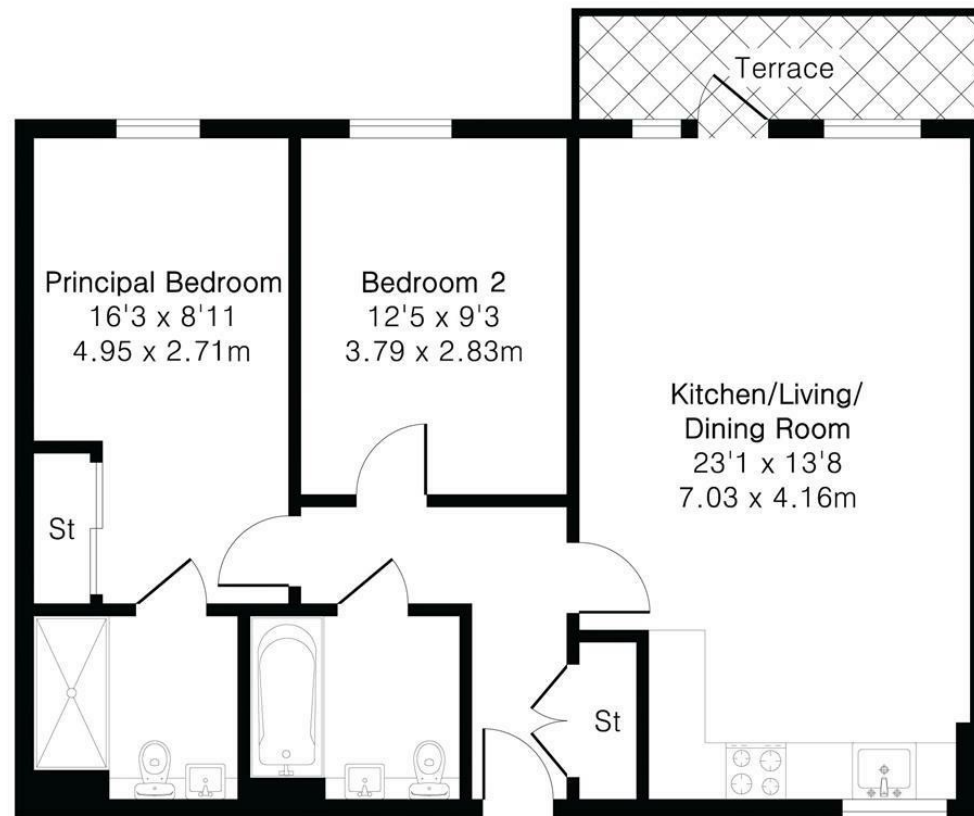
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Tenure - Leasehold

Council Tax Band - E

Local Authority - Cambridge City

Approximate Gross Internal Area 754 sq ft - 70 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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