



22 Lilac Court  
Cambridge, CB1 7AY

**Guide price £315,000**

 <sub>2</sub>  <sub>1</sub>  <sub>1</sub>  <sub>C</sub>

## 22 Lilac Court Cambridge, CB1 7AY

- Share-of-freehold apartment
- 616 sqft / 57 sqm
- Abundance of natural light & Privacy
- Surrounded by well-tended communal gardens
- EPC - C / 79
- 2 bed, 1 bath, 1 recep

A bright & airy apartment, enjoying a quiet, central cul-de-sac position with private views to the front & rear. The property is equidistant from both Addenbrooke's & Cambridge Station.

Conveniently located close to the local shops, this light & energy efficient apartment benefits from a superb position within this friendly community set just off Cherry Hinton Rd. The apartment has lovely views over well-tended communal gardens & a dual aspect living space, as well as a refitted kitchen.

The accommodation comprises an entrance hall with a useful storage cupboard. There are 2 double bedrooms & a bathroom which has been finished with a white suite, complemented by a heated towel rail & part tiled walls. The master bedroom also includes a generous built-in storage cupboard.

The living room benefits from a dual aspect & has a large floor-to-ceiling window overlooking the front of the property. Adjoining the dining area is a kitchen which has been fitted with a stylish range of base & wall mounted units; integrated appliances include a oven & electric hob with extractor fan.

The excellent location of the apartment, overall condition & abundance of natural light demands an early viewing.





The property is approached via a tarmac driveway with ample on street parking . Residents have use of a large shared bike store at the end of Lilac Ct. The block is entered by a communal entrance door which is located opposite a shared bin store. A set of stairs provide access to the first-floor on which the property is located, along with a large storage cupboard adjacent to the entrance.

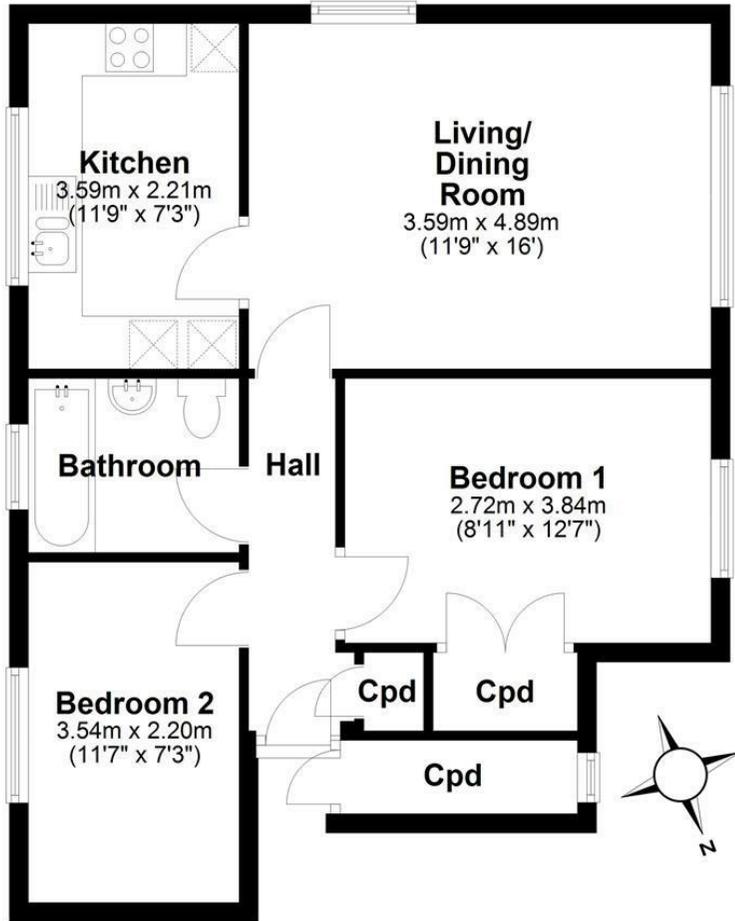
The property is share-of-freehold with 934 years left on the lease, no ground rent & a service charge of £1500 per annum towards the upkeep of communal areas.

22 Lilac Ct forms part of a popular residential area, close to some of the city's finest schools, leisure facilities, shops & eateries. It is within striking distance of Cambridge Station & Addenbrooke's (1.1 miles), Arm & the University.



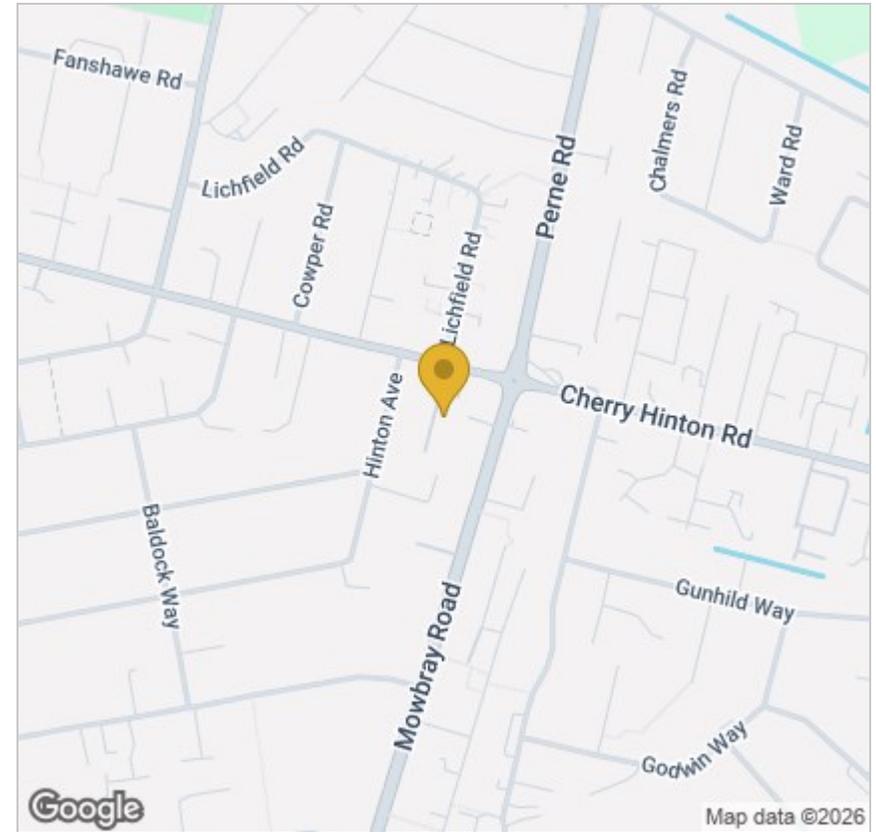
## Floor Plan

Approx. 57.3 sq. metres (616.3 sq. feet)

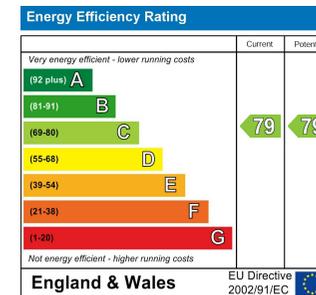


Total area: approx. 57.3 sq. metres (616.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Leasehold - Share of Freehold  
Council tax band: B

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