

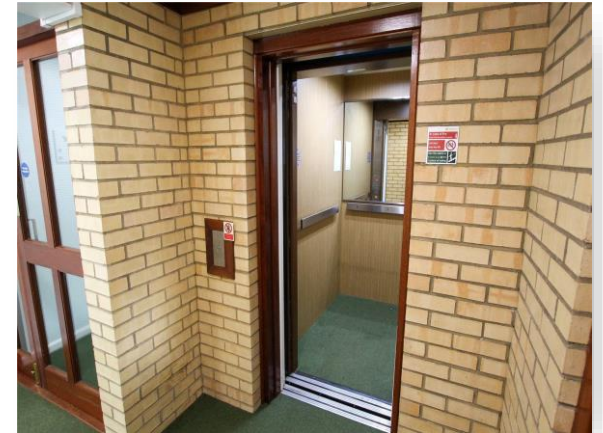
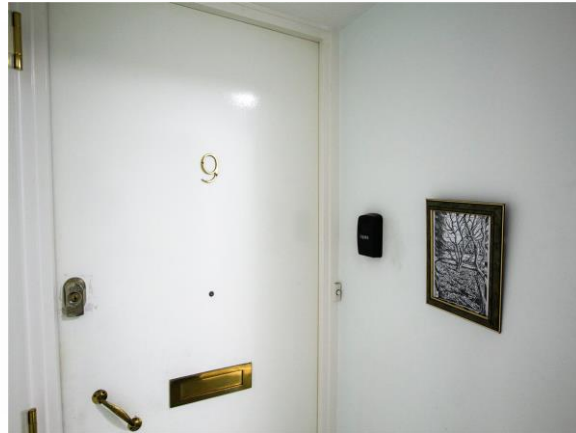


Burling Court, Cambridge, CB1 8EB

welcome to

Burling Court, Cambridge

A first floor two bedroom well-proportioned over 60s retirement flat with an updated kitchen and shower room located just off Cherry Hinton Road and offering excellent access into the city centre - available with the distinct advantage of vacant possession and no upward chain.



Communal Entrance

Secure door and communal hallway with lift and stairs to the first floor.

Entrance Hall

Front door opens to the hallway with a built in airing cupboard and second built in storage cupboard.

Lounge Dining Room

Twin aspect with a front facing bay window and side window, coving to the ceiling and a decorative fireplace surround, archway opening to:

Kitchen

Refitted with high and low level cupboards, integral electric oven, hob and stainless steel extractor hood, round edged work top with splash back tiling and inset sink and drainer, wall mounted electric heater, front facing window and vinyl flooring.

Bedroom 1.

A good size first bedroom with side window with built in shelving.

Bedroom 2.

A single bedroom.

Shower Room

walk in shower, WC, pedestal wash handbasin, wall mounted cupboard with light fitting with electric socket, wood effect flooring and extractor fan.

Outside

The property sits on the first floor on this 1989 purpose built development surround by communal gardens and parking. The flat offers a pull cord system.

Agent's Note

We understand the flat has around 62 years remaining on the lease with an annual ground rent and service charge of around £3786.00

There is a part-time site manager, who looks after buildings and grounds maintenance and repairs, as well as helping you to access further help and support if you need it. Details about this can be sought from Anchor 0330 127 2225.

Cambridge City Council
Council Tax Band C - £2093.70 for 2025.



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welcome to

Burling Court, Cambridge

- Over 60s two bedroom retirement specific flat.
- Accessed by lift and stairway.
- Replaced uPVC double glazing.
- Electric heating.
- Replaced kitchen and shower room.

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CBE100015 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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