

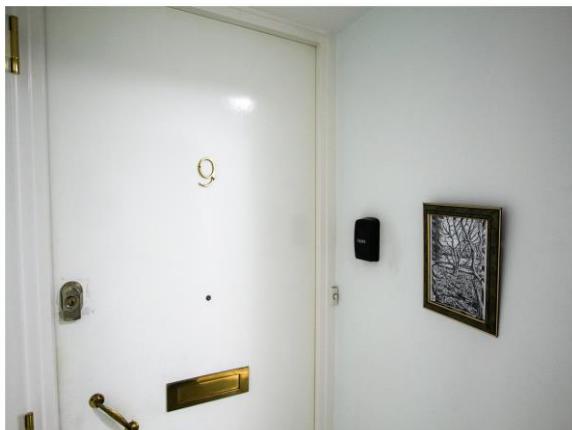


**Burling Court, Cambridge, CB1 8EB**

**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



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Property Ref:  
CBE100015 - 0002



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