



Brooklyn Court Cherry Hinton Road, Cambridge  
**£79,950 Leasehold**

**Sharman  
Quinney**

# Key Features



Ask Agent Years remaining as of  
24/08/2009

£Included Ground Rent

Review due: Ask Agent

£2735.00 Service Charge p/a

Review due: 04/2026

- **\*\*Incentive\*\*** First 6 Months Service Charge Included
- Purpose built over 55's apartment
- Spacious living room
- Double bedroom with built in wardrobes
- Pull-cord assistance and on-site warden
- Convenient location close to public transport
- Views over well maintained communal garden

The accommodation comprises an entrance hall, a generous living room with an attractive archway leading to the kitchen, a double bedroom with built-in wardrobe and bathroom.



The property benefits from pull-cord assistance throughout and an on-site warden, offering peace of mind and added security.

Conveniently located close to public transport links, providing easy access into the city centre.

Offered with no onward chain, making for a smooth and straightforward purchase.

Entrance hall

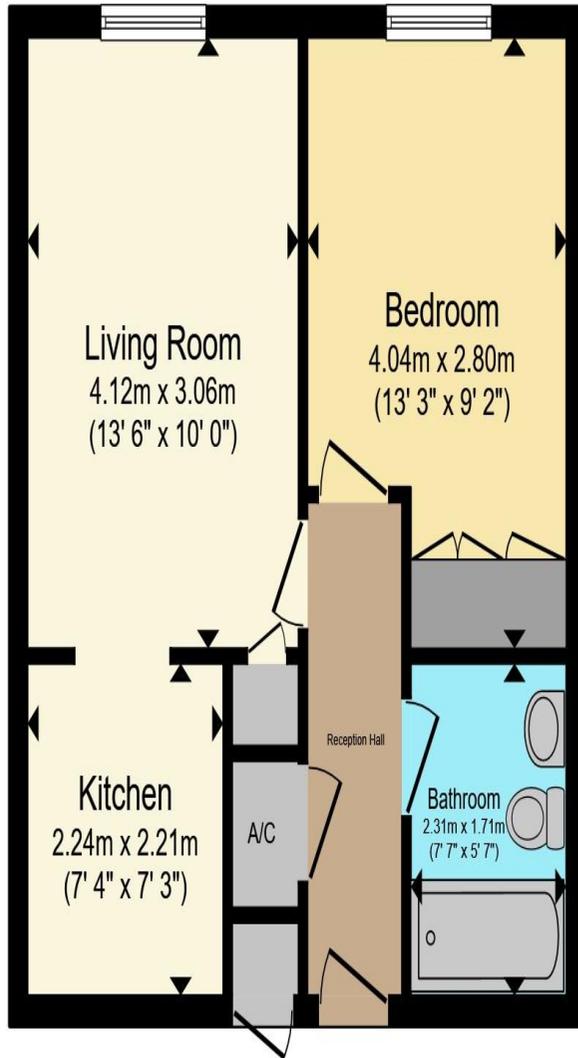
Living room - 4.12m x 3.06m (13'6" x 10')

Kitchen - 2.24m x 2.21m (7'4" x 7'3")

Bedroom - 4.04m x 2.80m (13'3" x 9'2")

Bathroom





**Floor Plan**

Total floor area 39.3 m<sup>2</sup> (423 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Sharman  
Quinney**

To view this property call Sharman Quinney on:  
**01223 844760**

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 49 Woollards Lane, Great Shelford, CAMBRIDGE,  
Cambridgeshire, CB22 5LZ

 [greatshelford@sharmanquinney.co.uk](mailto:greatshelford@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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