



Burling Court, Cambridge, Cambridgeshire
CB1 8EB

Pocock+Shaw

12 Burling Court
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An immaculate two bedroom first floor apartment situated within this highly regarded and sought after development for the over 60's. The property is conveniently located for access to the city centre, Addenbrooke's and a host of local amenities including doctor and dental surgeries, Co-op supermarket and Cherry Hinton Hall

- Over 60's retirement property
- Communal parking and grounds
- Lift and stair access
- Close to city centre and public transport
- 24 hour alarm system
- Double glazed and electric heating

Offers Around £125,000



Burling Court is a purpose built modern development of apartments designed for the over 60's and very conveniently located for access to the city centre and a wide range of local amenities with Addenbrooke's hospital and the train station within easy reach. There are well maintained gardens surrounding the block with a range of established trees and well stocked flower beds. To the front of the property there is ample parking for visitors and residents.

Entrance Hall Electric storage heater, large storage cupboard with shelving, airing cupboard with both hot and cold water tanks.

Living Room 11'11" x 12'9" (3.65 m x 3.89 m) Double glazed bay window to the side, two electric storage heaters, Feature fireplace with decorative mantle and surround, archway to the kitchen

Kitchen 9'7" x 7'0" (2.93 m x 2.14 m) Fitted with a range of wall and base units, extensive working surfaces with inset sink with mixer tap, electric hob with hood over, fitted electric oven, space for a range of fitted appliances, tiled splash backs, wall mounted extractor and heater

Bedroom 1 13'0" x 9'11" (3.98 m x 3.04 m) Double glazed window to the side, wall mounted electric heater, range of fitted storage incorporating two double wardrobes and overhead lockers

Bedroom 2 12'11" x 6'9" (3.95 m x 2.07 m) Double glazed window to the side, wall mounted electric heater, fitted double wardrobe and desk

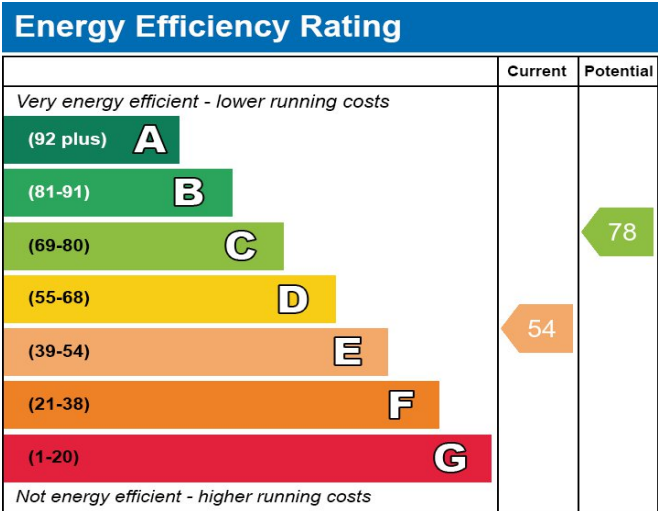
Shower Room Recently installed shower enclosure with sliding doors and wall mounted controls, wash basin, WC, chrome heated towel rail, extensively tiled, extractor fan

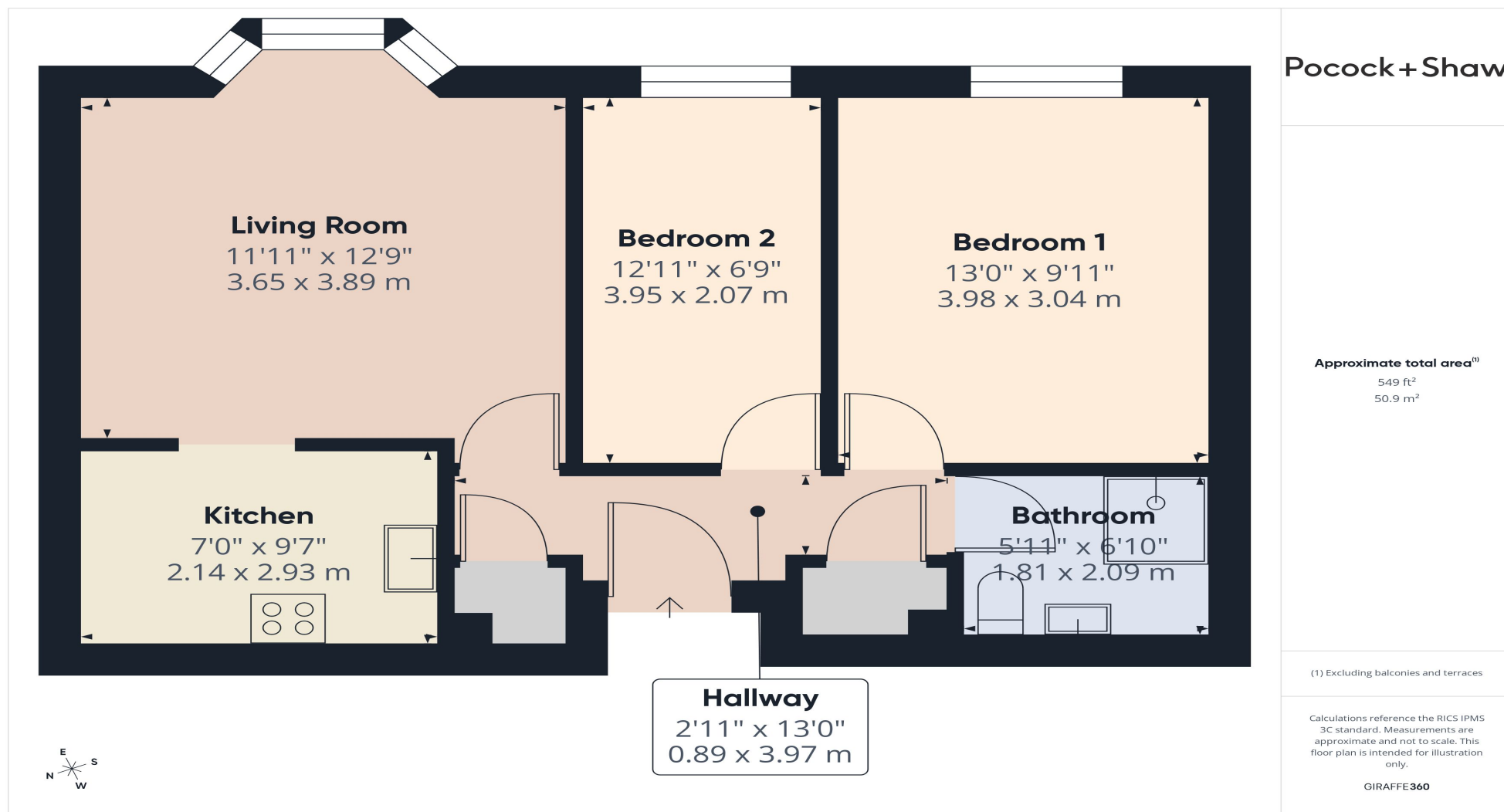
Outside Well maintained and established lawns with established trees and attractive flower beds. the block also benefits from communal parking to the front

Tenure Leasehold;
99 years from 9th August 1991
Service charge and ground rent including water charges currently £316.56 pcm

Council Tax Band C

Viewing By Arrangement with Pocock + Shaw





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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