



Loris Court, Cambridge, CB1 9GF

CHEFFINS

Loris Court

Cambridge,
CB1 9GF

A modern two bedroom apartment situated on the second floor of this purpose built block, the property occupies a cul-de-sac location within this popular residential area, offers easy access to a wide range of local amenities, Addenbrookes Biomedical Campus, Cambridge City Centre and major commuter routes.

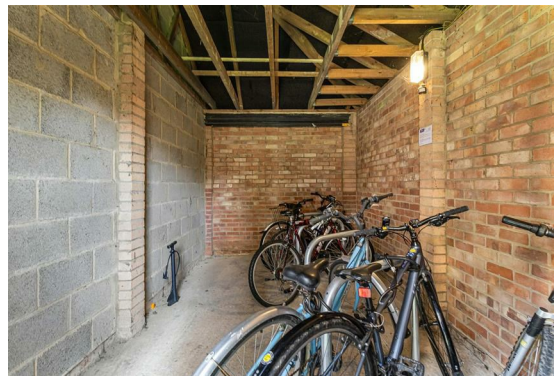
LOCATION

Loris Court is a peaceful residential cul-de-sac in the popular Cherry Hinton area of Cambridge, enjoying proximity to a wide range of local shops, amenities, and everyday essentials in Cherry Hinton, while benefiting from excellent transport links, including regular bus services (with night routes) directly into Cambridge city centre, Addenbrooke's Hospital/Biomedical Campus, and easy access to the A14 for commuting further afield.

2 1 1

Guide Price £260,000





COMMUNAL DOOR

to:

COMMUNAL ENTRANCE HALL

carpeted, downlighter, stairs leading up to upper floors.

FRONT DOOR

leading into:

ENTRANCE HALL

carpeted, downlighter, storage cupboard, storage cupboard with hanging hooks and shelving also housing fuse box, loft hatch and access into various rooms.

SITTING/DINING ROOM

carpeted, dual aspect upvc double glazed windows, radiator, downlighter.

KITCHEN

with a range of floor and wall units, laminate worktop, sink and drainer, space and plumbing for washing machine, space for oven, space for fridge/freezer. boiler, part tiled walls, laminate flooring, downlighter, upvc double glazed window

PRINCIPAL BEDROOM

carpeted, radiator, downlighter, upvc double glazed window, built-in wardrobes.

BEDROOM 2

carpeted, radiator, downlighter, upvc double glazed windows, shelving.

BATHROOM

recently renovated with tiled flooring, tiled walls and three piece suite comprising bath with shower over, low level w.c., wash hand basin with storage cupboard beneath, downlighter, extractor fan, heated towel rail.

OUTSIDE

The property is on the second floor and is approached via pathway leading to communal door into communal entrance hall.

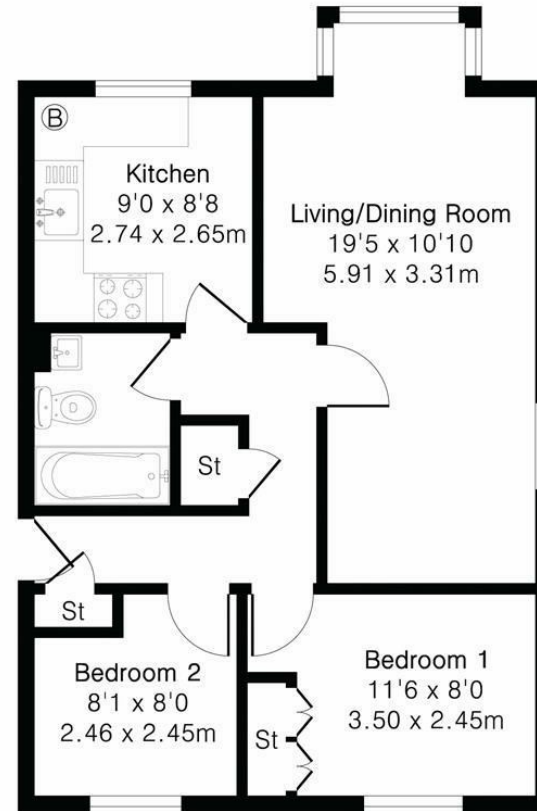
Communal gardens which are predominantly laid to lawn with various trees and hedging around the borders, enclosed by timber fencing. Paved area with washing lines, brick built bike storage. Allocated parking with space number 20.

AGENTS NOTES

Tenure - Leasehold, Share of Freehold
Length of Lease - 961 Years Remaining
Annual Ground Rent - £0
Annual Service Charge - £1,500



Approximate Gross Internal Area 572 sq ft - 53 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £260,000

Tenure - Leasehold - Share of Freehold

Council Tax Band - B

Local Authority - South Cambridgeshire District

Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CHEFFINS