

Bush & Co.



199 Glenalmond Avenue, Cambridge



Guide Price £350,000 Leasehold

About the Property

Glenalmond Avenue is part of Kaleidoscope - a modern development of purpose built apartments in a sought after central location off Brooklands Avenue. The historic city centre is within easy reach, as is the Addenbrookes Hospital Biomedical Campus and the mainline railway station. There is an excellent selection of cafes, bars, restaurants and shops nearby with the leisure park, Hills Road and Station Square all within easy walking and cycling distance.

The property is a superb two double bedroom apartment located on the third floor, occupying arguably one of the nicest positions within the scheme. There are double glazed windows, and engineered wood flooring features in the living areas with under floor heating. Allocated car parking and secure cycle storage is available in the under croft car park. Sold with the advantage of no upward chain.

Walking through the entrance door, the hallway is bathed in natural light with a large full height window. A particularly large double width cupboard is next to the entrance door and a further cupboard houses the washing machine. The principal bedroom is a well proportioned room with built in double wardrobe and a private south facing covered balcony. Bedroom two is an equally generous double room with full width window offering a garden outlook. The contemporary four piece bathroom features a separate bath and shower cubicle, w.c with concealed cistern and wash hand basin. There are tiled walls, a recessed fitted mirror and chrome heated towel rail, as well as inset spot lighting and extractor fan. The delightful open plan living/dining/kitchen offers an abundance of natural light with full width windows and a door which steps out to a lovely covered seating terrace overlooking the well kept gardens. The stylish fitted kitchen area comprises a range of wall and base units and work surfaces housing a stainless steel sink in addition to integrated appliances including electric oven, gas hob with extractor over, dishwasher, fridge and freezer.

Outside - The apartment comes with an allocated parking space within the secure under croft car park. Additionally there are secure bicycle and bin storage areas for use by residents..

TENURE - Leasehold
TERM - 990 years (less 10 days) from 29th June 2007
MAINTENANCE CHARGES - £3737.99 PA
GROUND RENT - £350 PA
COUNCIL TAX - Band D
SERVICES - All mains services are believed to be connected to the property
LOCAL AUTHORITY - Cambridge
FIXTURES & FITTINGS - Some furniture, fixtures and fittings may be available by separate negotiation.
VIEWINGS - Strictly through the vendors selling agents 01223 246262

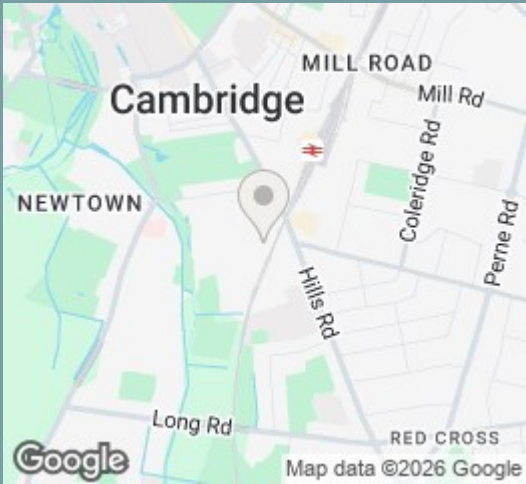
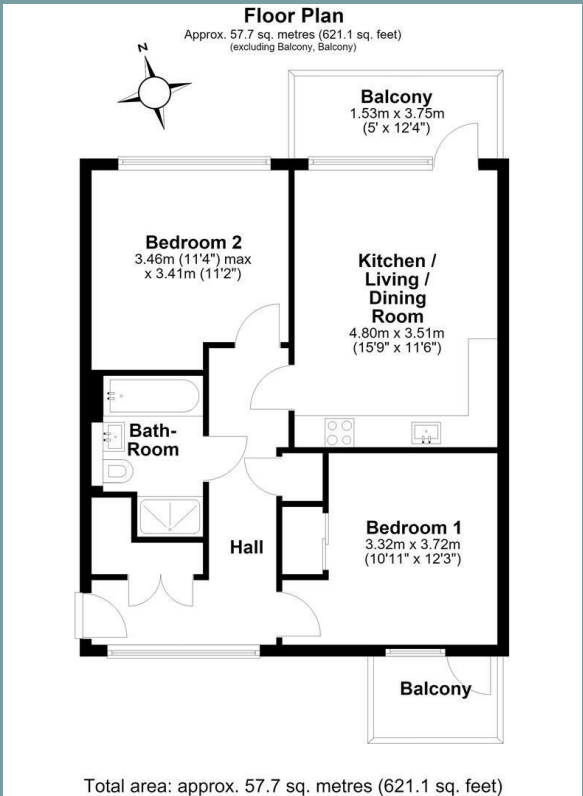
Property Highlights

- Stylish Third Floor Apartment
- Sought After Devlopment
- Two Double Bedrooms
- Well Appointed Kitchen & Bathroom
- Double Glazing
- Underfloor Heating
- Two Balconies
- Under Croft Car Parking
- Chain Free

Further Information

Tenure - Leasehold
Council Tax - Band D
Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale
Viewing - By appointment

199 Glenalmond Avenue, Cambridge



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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

Exceptional service in Cambridge and the surrounding villages

At Bush & Co, our greatest source of pride is the high level of customer satisfaction we consistently achieve, as evidenced by the glowing reviews and referrals from our clients, who often recommend us to their family, friends, neighbours and colleagues.

- Honest valuations with a true market assessment
- Bespoke individual marketing
- Premium and featured listing status

- Dedicated sales progression
- Social media campaigns
- Professional photography and media tours

Contact us for a free valuation of your property

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