



Radcliffe & Rust
Residential sales & lettings

Flat 2, Elan House, 20 Cherry Hinton Road, Cambridge CB1 7BL
Guide Price £275,000

Radcliffe & Rust are delighted to offer, for sale, this stunning ground floor flat in this highly sought after area. Elan House, Cambridge is a modern residential development located just off the corner of Hills Road and Cherry Hinton Road, in the popular CB1 area. Ideally positioned for city living, it offers easy access to Cambridge city centre, Cambridge Train Station, and Addenbrooke's Hospital. Residents benefit from a wide range of nearby amenities including Cambridge Leisure Park, home to a cinema, gym, restaurants, and supermarkets, as well as the shops and cafés of Hills Road and Mill Road. Excellent transport links, local schools, and green spaces like Coleridge Recreation Ground make Elan House a highly desirable place to live for professionals, students, and commuters alike.

Radcliffe & Rust Estate Agents Cambridge are delighted to present for sale this beautifully appointed one-bedroom ground floor apartment in the sought-after Elan House development, just off the corner of Hills Road and Cherry Hinton Road, CB1. Ideally situated within easy reach of Cambridge city centre, within a short bike ride to Addenbrooke's Hospital, 5 min walking distance to Cambridge Train Station, and a wealth of local shops, cafe's and leisure facilities, this property offers a fantastic blend of style, convenience and modern living.

From the moment you step inside, the property impresses with its fresh, contemporary interior and high-quality finishes. The owner recently renovated the property for a modern finish. The entrance hall is bright and welcoming, complete with sleek wood-effect flooring throughout and a generous storage cupboard – ideal for daily essentials or larger items like a vacuum or suitcase.

To the left, you'll find the stylish bathroom, finished in a neutral, modern palette. Large-format tiles wrap around the bath area, which features a glass screen and chrome shower with rainfall and handheld options. A floating vanity unit with wood-effect finish houses a contemporary basin and offers convenient under-sink storage. A chrome heated towel rail and integrated mirror complete the spa-like feel of this space.

Adjacent is the spacious double bedroom, which enjoys floor-to-ceiling windows and views directly onto a tranquil communal garden area. This outdoor-facing aspect allows natural light to pour in, creating a bright and restful atmosphere. The bedroom is neatly finished with crisp white walls, parquet-style flooring, and mirrored sliding wardrobes that enhance the sense of space while providing generous storage.

At the end of the hall, the property opens into a well-designed open-plan kitchen, living, and dining area – the true heart of the home. The

layout is both functional and inviting, offering a great flow for modern lifestyles. The kitchen features sleek cabinetry, integrated appliances including an electric oven and hob, and under-counter appliances, all finished with a tiled splashback and stainless steel sink. The living space is bright and airy, thanks to dual-aspect windows that frame the landscaped garden area outside, making it a relaxing place to unwind or entertain.

Throughout the apartment, the finishes are stylish and neutral, allowing for easy personalisation. This home also benefits from communal gardens, secure bike storage, and a peaceful setting in the courtyard building, tucked just off one of Cambridge's most vibrant and well-connected roads.

With its turn-key presentation, prime location, and excellent transport links, this property would suit a first-time buyer, investor, or professional looking to enjoy life in one of Cambridge's most desirable areas.

Contact Radcliffe & Rust on 01223 307898 to arrange your viewing and for all your sales and lettings requirements in Cambridge and the surrounding areas.

Agent Notes

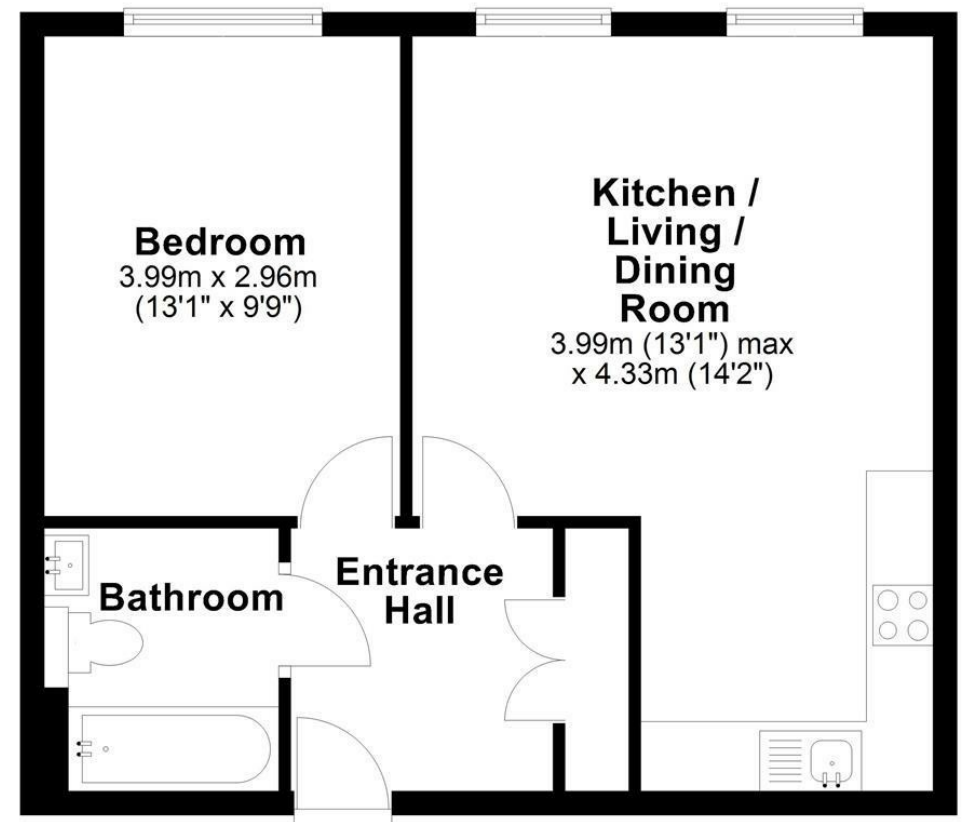
Tenure: Leasehold
Lease Length: 125 years from new
Years remaining: 114
Ground rent: £200 per annum
Service charge: £2,946.85 (Includes heating and water bill)
Council tax: Band C
Chain details: No onward chain
Last rental income: £1650 per month





Floor Plan

Approx. 46.4 sq. metres (499.0 sq. feet)



Total area: approx. 46.4 sq. metres (499.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(91-91) B		
(89-80) C	82	82
(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	

