



Hills Road, Cambridge, CB2 8PB

CHEFFINS

Hills Road

Cambridge,
CB2 8PB

An immaculately presented one bedroom apartment, located on the third floor in this prestigious and modern development. The property has the added benefit of allocated parking and is conveniently located to access the city centre, Addenbrooke's, Cambridge Station and other major commuter links.



Guide Price £285,000





ENTRANCE DOOR

double glazed, UPVC door, leading into:

COMMUNAL ENTRANCE HALL

with tiled flooring and lift access to the third floor, leading to:

COMMUNAL HALLWAY

with oak door into:

ENTRANCE HALL

with wood-style Amtico flooring, LED spotlights, storage cupboards housing space and plumbing for washing machine, hot water tank, electricity meter and fuse box, door leading to:

SITTING ROOM

with wood-style Amtico flooring, LED spotlights, wood double glazed door onto balcony, triple glazed window to side aspect.

KITCHEN

with integrated oven and microwave, 4 ring induction hob, extractor fan above, stainless steel splashback, integrated dishwasher, sink and drainer with mixer tap, part tiled walls, wood-style Amtico flooring,

integrated fridge/freezer, range of floor and wall mounted units, LED spotlights, underfloor heating.

BEDROOM

with LED downlights, double glazed window and double glazed door onto balcony, underfloor heating, built in wardrobe with hanging rail, triple glazed window to side aspect.

FAMILY BATHROOM

with tiled flooring, three piece white suite comprising; tiled bath with shower over, low level wc, hand wash basin with mixer tap, heated towel rail, extractor fan, LED spotlights

OUTSIDE

Allocated parking space, number 19, for one car.

AGENTS NOTE

Tenure - Leasehold

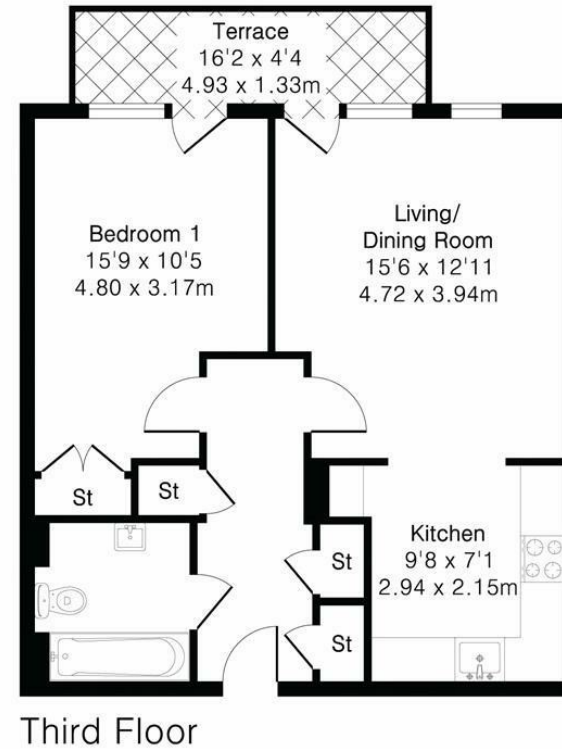
Length of Lease - 106 Years Remaining

Annual Ground Rent - £330.96

Annual Service Charge - £2,783.48



Approximate Gross Internal Area 594 sq ft - 55 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	85
EU Directive 2002/91/EC		

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Tenure - Leasehold

Council Tax Band - D

Local Authority - Cambridge City 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.

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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>.

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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.



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