



The Levels, Hills Road, Cambridge, CB2 8PB

**CHEFFINS**



## Hills Road

Cambridge,  
CB2 8PB

An immaculately presented one bedroom apartment, located on the fourth 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.

### LOCATION

The Levels on Hills Road offers a prime location, situated just minutes from Cambridge railway station, residents enjoy fast links to London and beyond, while excellent bus and cycle routes provide easy access to the city centre, university colleges, and biomedical campus. The area is surrounded by top-rated schools, shops, cafés, and green spaces, including the nearby Botanic Garden.



**Guide Price £300,000**





## ENTRANCE DOOR

into:

## COMMUNAL ENTRANCE HALL

leading to lift and stairs up to the apartment which is on the 4th floor where there is a carpeted hallway which leads to:

## TIMBER FRONT DOOR

leading into:

## ENTRANCE HALL

with tiled flooring, LED downlighter, storage cupboard containing hot water tank and a further storage cupboard containing fuse box, electricity meters.

## SITTING ROOM/KITCHEN

with hardwood floor. Kitchen with a range of floor and wall mounted units with quartz worktop, integrated 4 ring induction hob and extractor fan, integrated oven, microwave, stainless steel one and a half sink with mixer tap, integrated washing machine, integrated dishwasher, deep pan drawers, part tiled splashback, LED spotlight. Continuation of wood flooring into Sitting Room/Dining

Room with double glazed window overlooking side of the property and LED downlighter, underfloor heating throughout.

## BEDROOM

carpeted, built-in wardrobes, LED spotlights, double glazed window overlooking side of the property.

## BATHROOM

with tiled flooring, suite comprising jacuzzi bath with shower over, tiled, low level w.c., wash hand basin with mixer tap, storage unit below, electric heated towel rail, LED spotlights, extractor fan.

## OUTSIDE

Allocated parking in Bay 10.

## AGENTS NOTE

Tenure - Leasehold

Length of Lease - 107 Years Remaining

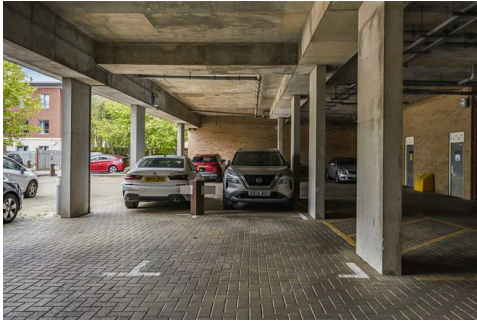
Annual Ground Rent - £250

Annual Service Charge - £2,300

Service Charge Review Period - N/A







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

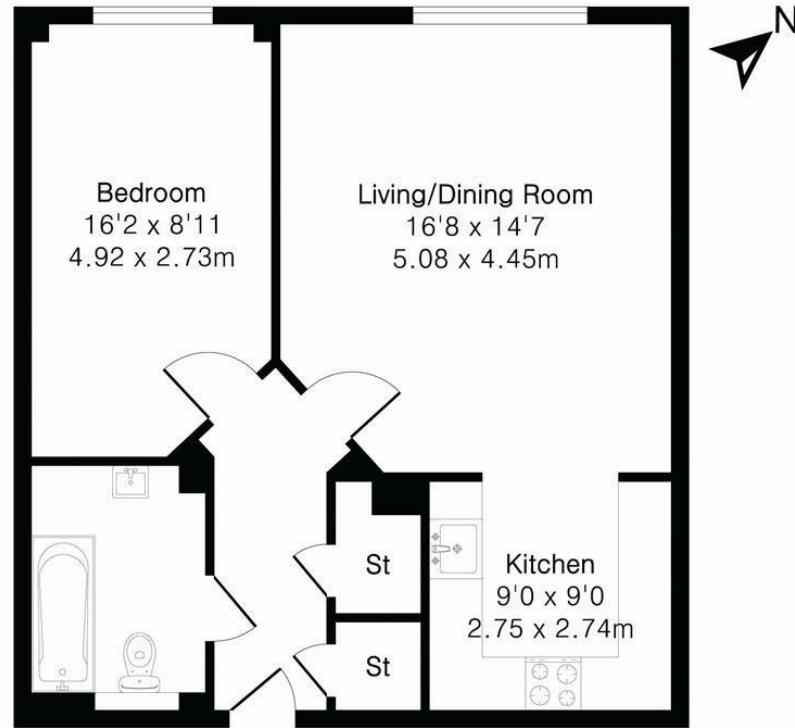
Guide Price £300,000

Tenure – Leasehold

Council Tax Band – E

Local Authority – Cambridge City Council

Approximate Gross Internal Area 611 sq ft - 57 sq m



Fourth Floor



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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