



Glenalmond Avenue, Cambridge, CB2 8DB

CHEFFINS

Glenalmond Avenue

Cambridge,
CB2 8DB

A beautifully presented, recently redecorated, modern two bedroom first floor apartment located in a popular and select development within easy access to the train station, Addenbrooke's and the historic city centre. The accommodation comprises entrance with storage cupboard, open plan living room with fitted kitchen and balcony, principal bedroom with ensuite, second bedroom, bathroom. Allocated parking space.

LOCATION

Glenalmond Avenue is situated in a highly desirable south Cambridge location, offering an excellent balance of suburban calm and city convenience. The property lies within easy reach of Cambridge city centre, which provides an extensive range of cultural, educational and shopping amenities, as well as the mainline railway station with fast and frequent services to London King's Cross and Liverpool Street. The area is particularly well placed for access to Addenbrooke's Hospital, the Biomedical Campus and the city's major employment hubs, including ARM and the Science Park via the nearby guided busway and M11. There are a number of highly regarded local schools in both the state and independent sectors, along with green open spaces and recreational facilities close by.

2 2 1

Guide Price £325,000





ENTRANCE

into:

COMMUNAL ENTRANCE HALL

carpeted, downlighter, access into bin store, out to a further communal garden area which is predominantly laid to lawn, enclosed via timber fencing and has a variety of hedging, trees and shrubs, lift which gives access up to the upper floors as well as stairwell. The apartment is located on the first floor.

DOOR

into:

ENTRANCE HALL

with inset doormat, engineered hard wood flooring, downlighter, coat hanging rail, storage cupboard with space and plumbing for washing machine, fuse box, heating controls and water tank.

LIVING/DINING/KITCHEN

with a continuation of the engineered hard wood flooring, upvc double glazed windows overlooking the front of the property, door out onto balcony, downlighter, underfloor heating. Kitchen has a range of floor and wall units with laminate quartz effect worktop, integrated Smeg oven and 4 ring Smeg gas hob with extractor fan and splashback, stainless sink and drainer with mixer tap, Bosch dishwasher, integrated Smeg fridge and freezer, upvc double glazed window overlooking rear of the property.

PRINCIPAL BEDROOM

newly carpeted, downlighter, upvc double glazed window overlooking front of the property, underfloor heating, built-in wardrobe with sliding door and hanging rail, access into:

ENSUITE BATHROOM

with Amtico Spacia flooring, three piece suite comprising of walk-in tiled shower, Villeroy & Boch wash hand basin and low level w.c., storage cupboard containing boiler, inset mirror, heated towel rail, extractor fan, LED spotlights.

BEDROOM 2

newly carpeted, upvc double glazed window overlooking front of the property, underfloor heating, downlighter.

BATHROOM

with Amtico Spacia flooring, three piece suite comprising bath with shower over, part tiled walls, Villeroy & Boch wash hand basin and low level w.c., inset mirror with LED spotlights, heated towel rail, extractor fan.

OUTSIDE

The property is approached via pathway leading into front communal door and communal entrance. Allocated parking in bay No. 137 as well as communal grounds which are a variety of brick paved areas with seating, water feature, lawned areas with a variety of shrubs, trees and bushes.

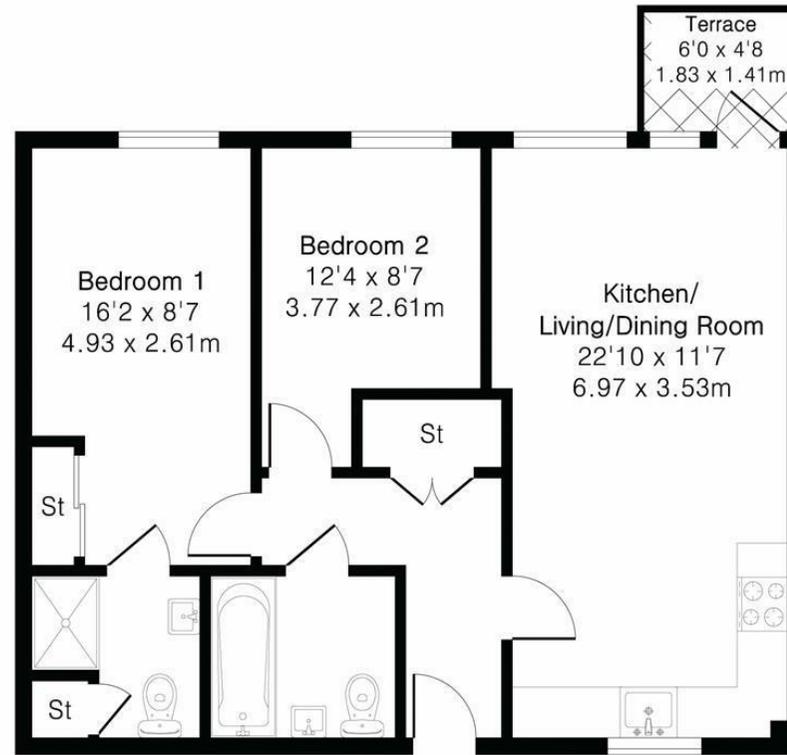
AGENTS NOTE

Tenure - Leasehold
 Length of Lease - 972 Years Remaining
 Annual Ground Rent - £350
 Annual Service Charge - £3,698.76

The property benefits from an EWS1 form that has a B1 rating.



Approximate Gross Internal Area 676 sq ft - 63 sq m



First Floor

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 82 | 82 |
| (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 | | EU Directive 2002/91/EC | |

Guide Price £325,000

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.



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.

