



Glenalmond Avenue, Cambridge, CB2 8DS

**CHEFFINS**



## Glenalmond Avenue

Cambridge,  
CB2 8DS

A well-proportioned apartment featuring a generous open-plan living space with direct access to a private balcony, quietly positioned to the rear of this popular development and enjoying a desirable south-city location with excellent access to major commuter routes and the city centre. Offered with no onward chain.

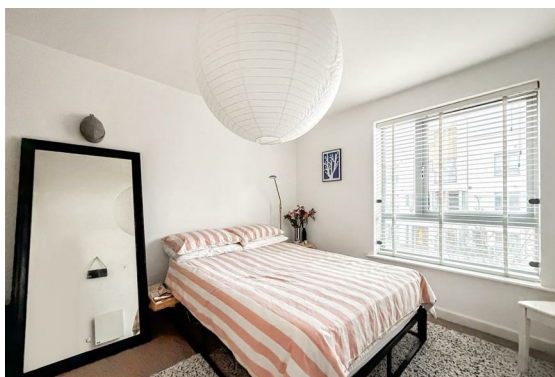
### LOCATION

Glenalmond Avenue is a well-regarded residential address 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.



**Guide Price £250,000**





## ENTRANCE HALL

With built in store cupboard, wall mounted entry telecom system, wall mounted electric radiator and doors leading through into respective rooms, starting with:

## KITCHEN

Comprising a collection of both wall and base mounted storage cupboards and drawers with a stone effect laminate work surface, inset stainless steel sink with hot and cold mixer tap, inset 4 ring Bosch gas hob with concealed extractor fan above and oven below, integrated and concealed fridge/freezer, space for washing machine, inset LED downlighters and opening out onto:

## OPEN PLAN LIVING AREA

kitchen area with base and wall units, work tops, sink and integrated appliances including oven, electric hob with extractor hood above and fridge freezer and free standing washing machine. Open to living area with full height window to front aspect and door to balcony

## LIVING/DINING ROOM

with wall mounted electric radiator, full height double glazed window to front aspect, panelled glazed door leading out onto balcony. Balcony with frosted glass balustrades and providing views over the rest of the development.

## BEDROOM

fitted double wardrobes, wall mounted electric radiator and window to front aspect.

## BATHROOM

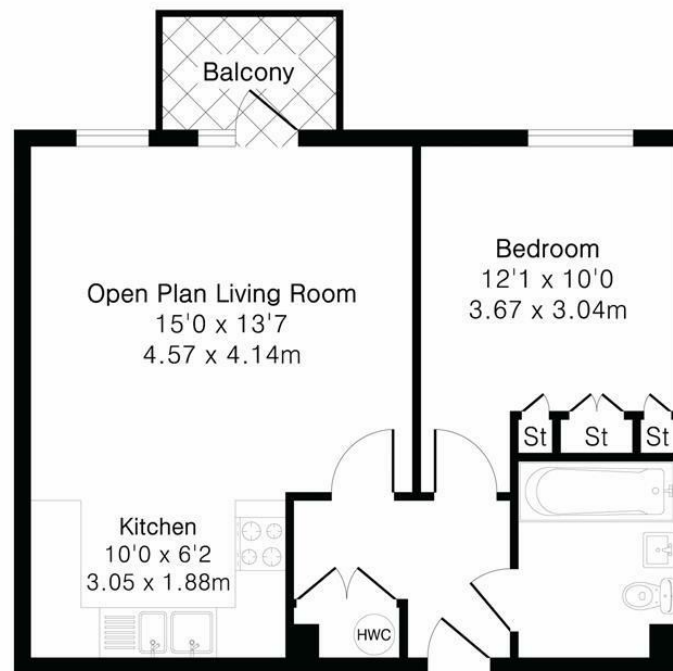
comprising a three piece suite with combined shower and panelled bath, hot and cold mixer taps, wall mounted shower head attachment, tiled surround, low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled upstand, shaver point, heated towel rail, extractor fan.

## LEASEHOLD

Lease Term: 125 Years from 20th August 2010 (109 years remaining)  
Ground Rent: £350 p.a.  
Service Charge: £1,833.72 p.a.



Approximate Gross Internal Area 505 sq ft - 47 sq m



Second Floor

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	86
EU Directive 2002/91/EC		

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Tenure - Leasehold

Council Tax Band - C

Local Authority - Cambridge City Council



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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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | [cheffins.co.uk](http://cheffins.co.uk)

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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