



Burling Court, Cambridge, CB1 8EB

**CHEFFINS**

## Burling Court

Cambridge,  
CB1 8EB

A well presented ground floor apartment, set within this well-established and highly regarded development exclusively for the over 60s. It enjoys a prime and convenient location, offering easy access to a wide range of local amenities, such as the doctors surgery, bus stops and Co-op. The city centre, Cambridge Station, and key commuter routes are all nearby and accessible via the bus stops located outside the property.

2 1 1

**Guide Price £125,000**





## ENTRANCE

Communal entrance door into carpeted hallway leading to front door

## ENTRANCE HALL

Front door into carpeted hallway leading to various rooms, hallway has storage cupboard with hanging rail for coats, 2nd storage cupboard housing water tank and immersion heater.

## SITTING ROOM

carpeted with two electric storage heaters, double glazed window overlooking communal side garden, double doors leading out to front of the property also allowing separate private entrance to the apartment, Pull cord for emergencies

## KITCHEN

off the sitting room with laminate wood effect flooring, window overlooking the front of the property. The kitchen comprises a selection of wall and floor cupboards with laminate effect worktops, integrated oven, 4 ring electric hob, fridge, freezer and washer/dryer, stainless steel sink and drainer. Pull cord for emergencies.

## PRINCIPAL BEDROOM

good size double bedroom with space for various wardrobes and drawers carpeted with double glazed window

overlooking communal side garden. Pull cord in the event of an emergency, electric storage heater

## BEDROOM TWO

carpeted with double glazed window overlooking communal side garden, electric storage heater, pull cord in the event of an emergency

## BATHROOM

comprising of wood effect Karndean style flooring, floor to ceiling wall panels with wall mounted cupboard, electric heater, towel rail, hand rail. White three piece bathroom suite comprising of bidet WC, hand basin and walk in, sit down shower with low level seat and hand rail. LED spot lighting and extractor fan Emergency pull cord in the event of an emergency

## AGENT'S NOTE

Resident's parking available but not allocated

Lease Length: 99 years

Years Left: 63 years

Service Charge & Ground Rent: £3,792.00 per annum



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 75        |
| (55-68) D                                   | 54      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Guide Price £125,000

Tenure – Leasehold

Council Tax Band – C

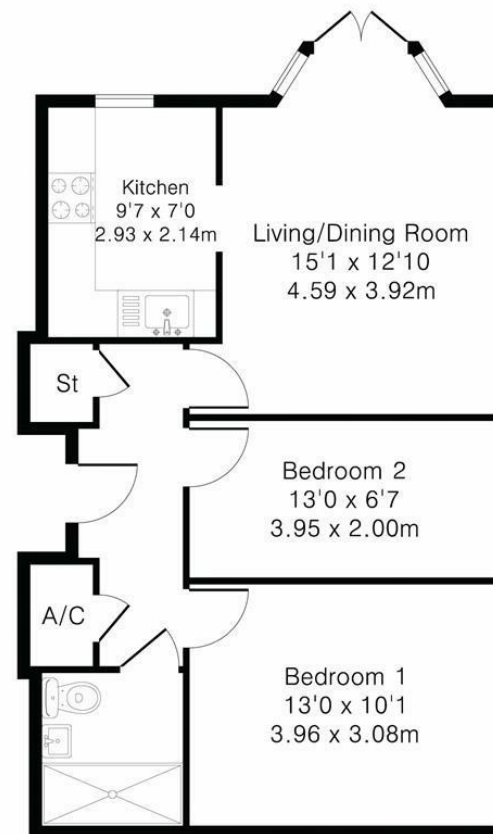
Local Authority – Cambridge



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Approximate Gross Internal Area 579 sq ft - 54 sq m



Ground Floor

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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.

