



Hills Road, Cambridge, CB2 8RP

**CHEFFINS**

## Hills Road

Cambridge,  
CB2 8RP

A beautifully presented one bedroom first floor apartment extending to approximately 611sqft with covered balcony and allocated underground parking. The property is located in close proximity to local amenities, Cambridge Station and Addenbrookes Biomedical Campus.

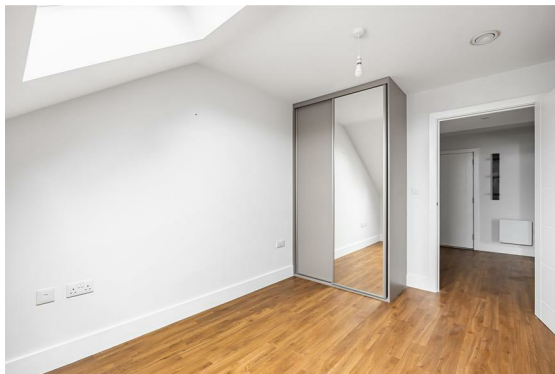
### LOCATION

Hills Road is situated just south of the city centre, the area provides easy access to Cambridge Railway Station (within walking distance) and soon to be open Cambridge South Station, making it ideal for commuters to London and beyond. Residents benefit from excellent local amenities including supermarkets, cafés, restaurants, and leisure facilities, as well as proximity to the Cambridge University Botanic Garden and several of the city's renowned schools and colleges. Addenbrooke's Hospital and the Cambridge Biomedical Campus are also easily accessible, while regular bus routes and well-connected cycle paths make getting around the city simple and efficient.



**Guide Price £399,000**





## UPVC DOUBLE GLAZED DOOR

and windows overlooking front of the property leading into:

## COMMUNAL ENTRANCE HALL

with wood effect laminate flooring, lift and stairs leading to upper and lower floors, timber door leading into:

## ENTRANCE HALL

with wood effect laminate flooring, storage cupboard with water tank and air conditioning unit, radiator, access into various rooms including:

## SITTING ROOM/KITCHEN

with wood effect laminate flooring, electric heaters, downlighter, upvc double glazed sliding door leading out onto covered balcony with LED spotlights overlooking the rear of the property, two further upvc double glazed frosted windows as well as a further Velux window allowing additional light. The kitchen has a range of floor and wall units with a quartz worktop, integrated appliances include a 4 ring Bosch induction hob and extractor fan with splashback, integrated Beko dishwasher, integrated Beko combo washer-dryer, one and a half stainless steel sink and drainer with mixer tap, integrated Bosch oven and integrated Bosch microwave, Beko fridge and freezer, LED spotlights.

## BEDROOM

wood effect laminate flooring, electric heater, Velux style double glazed window, built-in wardrobe with downlighter.

## BATHROOM

tiled floor and walls, three piece suite comprising bath with shower over, low level w.c. wash hand basin with mixer tap and storage drawers beneath, heated towel rail, underfloor heating, LED spotlights, extractor fan.

## OUTSIDE

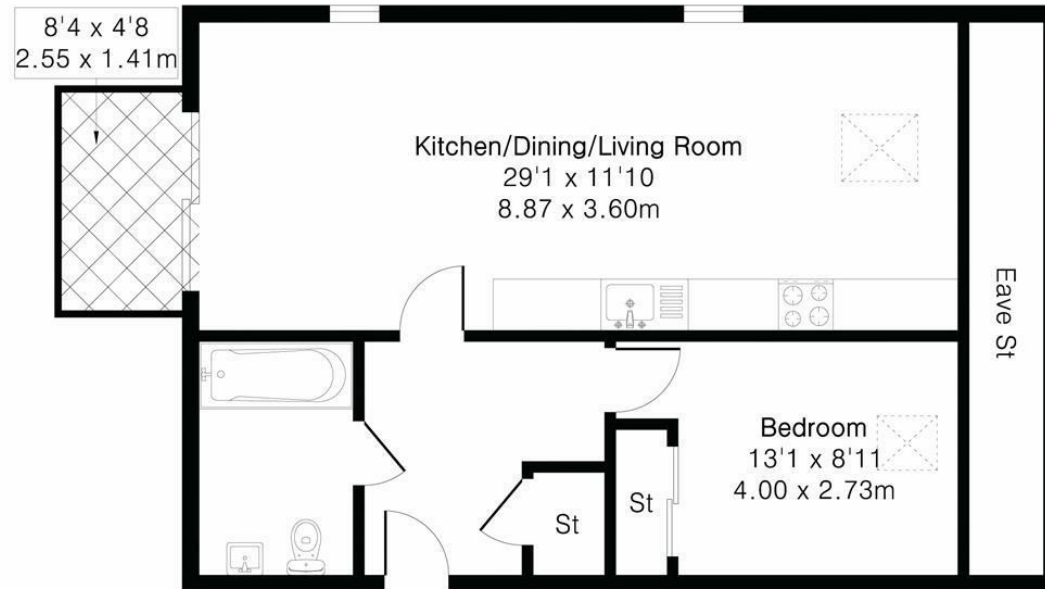
The property is approached via brick paved driveway leading down to underground car parking with an allocated space, CCTV, secure bike storage, stairs and lift lead up to the upper floors. The gardens to the front of the property are predominantly laid to lawn with a variety of hedging, trees and shrubs, paved pathway to timber bin storage and brick paved pathway leading to front of the property. Communal gardens are enclosed by timber and metal wire fencing, a variety of trees, shrubs and hedges surround the border. The communal garden to the rear is also predominantly laid to lawn and there is a pedestrian access gate out onto Hills Road.

## AGENTS NOTE

Tenure - Leasehold  
Length of Lease - 996 Years Remaining  
Annual Ground Rent - £0  
Annual Service Charge - £2,122  
Service Charge Review Period - N/A



**Approximate Gross Internal Area 617 sq ft - 57 sq m**



First Floor

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Guide Price £399,000

Tenure - Leasehold - Share of Freehold

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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