



Hills Avenue, Cambridge, CB1 7XE

CHEFFINS

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A spacious and recently updated first floor apartment, featuring an open kitchen, dining, and living space, two double bedrooms, an en suite bathroom, and a separate shower room. It also benefits from attractive communal gardens and parking, all set in a desirable location just off a tree-lined avenue on the sought-after southern side of the city.

LOCATION

Alliance Court enjoys a highly convenient south city position on Hills Avenue, ideally placed for access to many of Cambridge's key amenities. The property is within easy reach of Addenbrooke's Hospital and the Biomedical Campus, Cambridge Railway Station and the city centre. Excellent transport links are available via nearby Hills Road and the guided busway, while regular services connect to London King's Cross and Liverpool Street from the station. The area is also well served by a range of everyday amenities including supermarkets, cafés, restaurants and leisure facilities, together with highly regarded schooling for all age groups. Nearby green spaces such as Coleridge Recreation Ground and the Botanic Garden further enhance the appeal of this well-connected and established residential location.

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Guide Price £350,000





COMMUNAL ENTRANCE DOOR

with entry telephone system, and staircase rising to the first floor.

PRIVATE ENTRANCE DOOR

leading to:

ENTRANCE HALL

With coved ceiling, double panelled radiator, entry telephone system, and door leading to:

INNER HALL

With storage cupboard, coved ceiling and radiator.

OPEN PLAN KITCHEN/SITTING/DINING ROOM

The kitchen is fitted with a useful range of storage cupboards and drawers at base and eye level, with rolled edge working surfaces, tiled splashbacks, and inset single drainer stainless steel sink unit with mixer tap. Fitted electric oven, four-ring gas hob with extractor hood above, concealed fridge/freezer, concealed dishwasher, and plumbing and space for automatic washing machine. Cupboard housing Glow-worm gas-fired boiler providing domestic hot water and central heating. Tiled floor and UPVC double glazed window.

Open plan through to the sitting/dining area, with coved ceiling, radiator, and double glazed window.

BEDROOM 1

With coved ceiling, radiator and UPVC double glazed window.

EN SUITE BATHROOM

Fitted with a white three-piece suite comprising panelled bath with mixer tap and separate shower unit above, glazed shower screen, and mosaic tiled surround. Low level WC and pedestal wash hand basin. Ceramic tiled walls, inset downlighters, extractor fan, heated towel rail radiator, tiled floor, and UPVC double glazed frosted window.

BEDROOM 2

With coved ceiling, double panelled radiator and UPVC double glazed window.

SHOWER ROOM

Fitted with tiled shower cubicle with mosaic tiled surround and glazed sliding doors, low level WC and pedestal wash hand basin with mixer tap. Tiled walls and floor, recessed mirror, inset downlighters, extractor fan, and heated towel rail radiator.

OUTSIDE

The property stands within attractive communal gardens and benefits from communal parking, with one allocated parking space.

AGENTS NOTE

Tenure - Leasehold

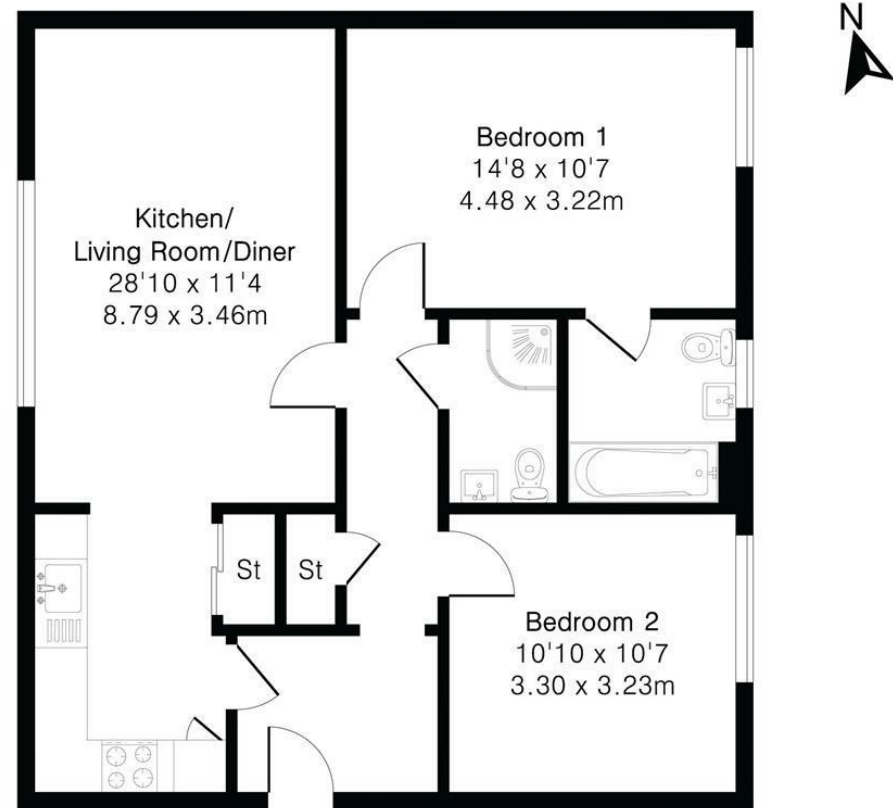
Length of Lease - 995 Years Remaining

Annual Ground Rent - £0

Annual Service Charge - £1,947



Approximate Gross Internal Area 764 sq ft - 71 sq m



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	76	81
EU Directive 2002/91/EC		

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Tenure - Leasehold

Council Tax Band - C

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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