



Knightly Avenue, Cambridge, CB2 0AL



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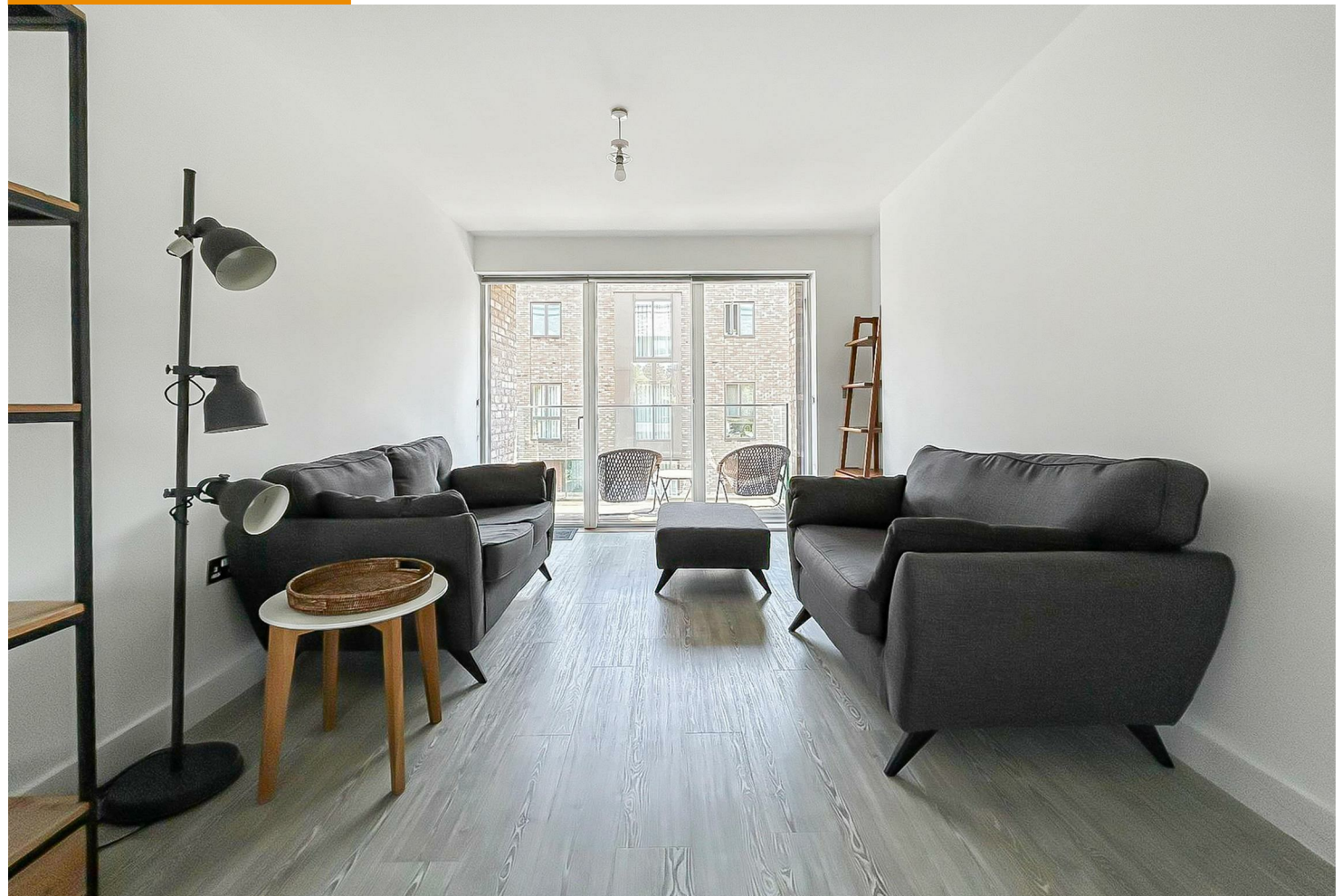
A beautifully presented two bedroom first floor apartment extending to approximately 695sqft located within the select Ninewells development in close proximity to Addenbrooke's Biomedical Campus and other local amenities and transport links. The property further benefits from covered allocated parking labelled bay 2 as well as secure bicycle store.

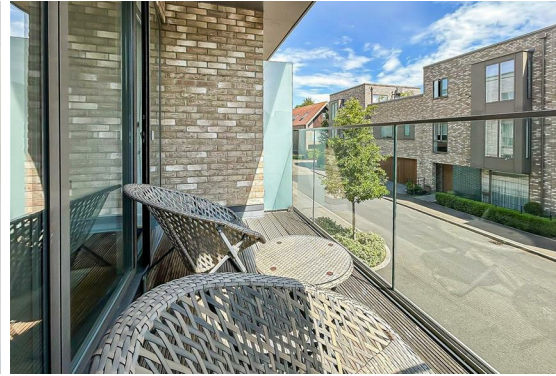
LOCATION

Situated in the Queen Edith's ward of Cambridge the property is located off Babraham Road and sits close to the perimeter of the Addenbrooke's campus. The property is most convenient for access to Addenbrooke's Hospital (0.3 miles), the property is also well placed for access to Cambridge Train Station and the CB1 Business District (1.9 miles) and Cambridge city centre (2.2 miles). A range of local amenities can be found nearby. (distances approximate)

2 2 1

Guide Price £400,000





COMMUNAL ENTRANCE HALL

with door inset, parquet style laminate flooring, door into LOBBY with lift to upper floors can be located and communal door out onto parking area, stairs up to upper floors and apartment is located on the first floor, door leading into:

ENTRANCE HALL

with Karndeian wood effect flooring, LED spotlights, storage cupboard with underfloor heating controls, doors leading into various rooms.



KITCHEN/SITTING/DINING ROOM

Kitchen with a range of floor and wall units, quartz worktop with stainless steel sink and quartz drainer with stainless steel mixer tap, integrated oven and microwave, integrated Bosch fridge and freezer, integrated 4 ring Bosch induction hob, storage cupboard housing Vaillant boiler, integrated Bosch washing machine, integrated Bosch dishwasher, extractor fan, LED spotlights, upvc double glazed windows overlooking rear of the property. Karndeian wood effect flooring, downlight, underfloor heating, upvc double glazed windows overlooking front of the property, double glazed door leading out onto timber balcony overlooking front of the property, outside power point and light.



PRINCIPAL BEDROOM

carpeted, upvc double glazed windows overlooking front of the property, downlight, underfloor heating, built-in wardrobe with sliding doors, hanging rail and shelving, door into:

ENSUITE

with tiled flooring, upvc double glazed frosted window overlooking front of the property, three piece suite comprising of walk-in tiled shower, wash hand basin and low level w.c., LED spotlights, heated towel rail, fitted storage cupboards with mirror door, extractor fan.

BEDROOM 2

carpeted, upvc double glazed windows overlooking rear of the property, downlight, underfloor heating, built-in wardrobe with sliding door with drawers and shelving inset and hanging rail.

BATHROOM

with tiled flooring, three piece suite comprising bath with shower over, tiling to walls, wash hand basin, low level w.c., heated towel rail, extractor fan, LED spotlights.

OUTSIDE

The property is approached via pathway leading to communal front door.

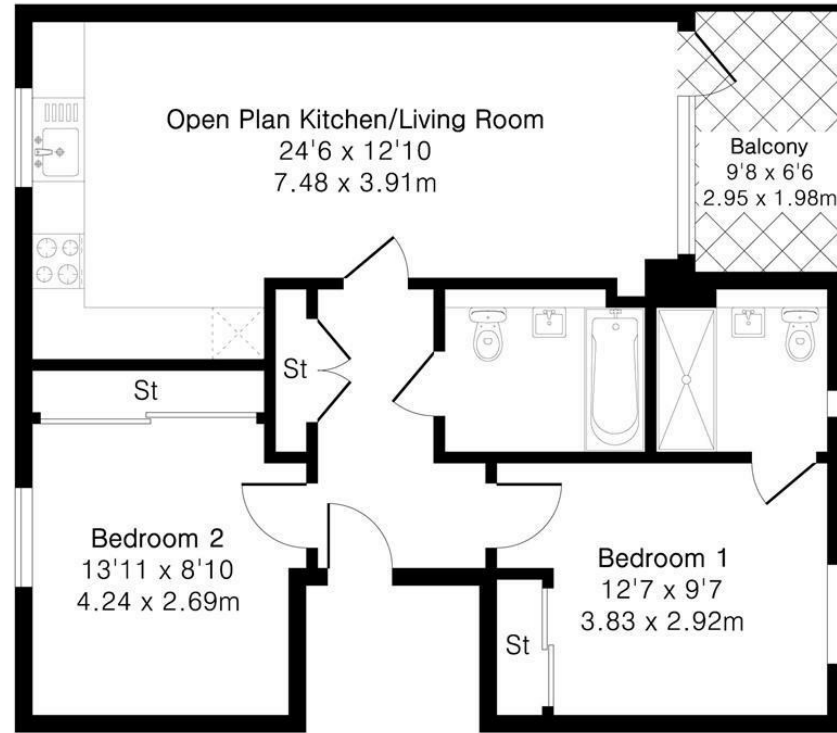
Secure bin and bike storage. Allocated covered parking labelled bay 2.

AGENTS NOTES

Tenure - Leasehold
 Length of Lease - 241 Years Remaining
 Annual Ground Rent - £400
 Annual Service Charge - £2,570.48



Approximate Gross Internal Area 695 sq ft - 65 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 £400,000

Tenure - Leasehold

Council Tax Band - E

Local Authority - Cambridge City



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.

