



THE LEVELS
Hills Road, Cambridge

Carter Jonas

THE LEVELS, HILLS ROAD, CAMBRIDGE, CB2 8PB

- Cambridge Railway Station – approx. 0.5 miles
- Cambridge City Centre – approx. 1 mile
- Addenbrookes Hospital – approx. 1 mile

Two double bedrooms with fitted wardrobes, principal with garden view • Open-plan living with reception, kitchen & garden terrace views • Spa-like principal bathroom & en-suite with walk-in shower • Easy access via lift & stairs • Secure, covered, allocated parking • 51ft x 41ft roof garden with hot tub, gazebo, seating & panoramic views • Ideal for commuters. Perfect pied a terre or lock-up & leave • Close to city centre, rail links to London, local amenities & Addenbrookes • Superb local amenities & schooling for all ages • EPC rating C

DESCRIPTION

2. The Levels is a superb two-bedroom penthouse apartment offering contemporary, spacious accommodation and wonderful, private outside space. The property is accessed via a large, communal lobby (giving access to the parking) with a lift and stairs to the upper floors. The flat benefits from a spacious 32ft long kitchen/ dining/living room that provides everyday living space with dining and sitting areas opening to the roof garden from which can enjoy exceptional views. It is open plan with a sleek and well-fitted kitchen. The kitchen area provides an extensive range of modern units and quality, integrated appliances, featuring a suite of Kuppertsbusch appliances including a stainless steel oven and microwave, an induction hob and fridge and freezer.

There are two well-proportioned, double bedrooms with fitted wardrobes, and two bathrooms, one being en-suite to the principal bedroom. The ensuite has a walk-in shower, heated floors, mirror and towel rail. The property also includes a good range of useful and convenient storage with a dedicated utility cupboard, a cupboard with space and plumbing for a washer/dryer and an airing cupboard.

LUXURY URBAN RETREAT WITH SPACIOUS ROOFTOP GARDEN, RESERVED PARKING AND DIRECT LIFT ACCESS.



Built with an eye towards sustainability, the property boasts an EPC rating of C reflecting its energy-efficient design. There is high-quality integrated LED lighting and triple-glazed windows throughout.

OUTSIDE

The apartment has the most exceptional outside space (51ft x 41ft) with steel and glass balustrades, unrivalled for properties such as these in this location. The roof garden, a standout feature of this penthouse comes with a well-maintained hot tub and an inviting gazebo offering a perfect blend of luxury and comfort for relaxation and entertainment. The commanding, panoramic views and be enjoyed from the hot tub, raised seating area, decked terrace and circular gazebo with lighting and heating. The roof garden has the advantage of being extremely low maintenance whilst providing year round al-fresco dining and entertaining areas which extend the internal living to the outside whilst maximising the outlook, orientation and seclusion. The apartment also benefits from invaluable, allocated secure parking as well as bin and bike storage.

ADDITIONAL INFORMATION

Tenure: Leasehold. 125 years from 2007

Service Charge: £4711 per annum to include buildings insurance, water as well as comprehensive internal and external maintenance including lift and window cleaning

Ground Rent: £300 per annum

Services: Mains water, electricity and drainage. Underfloor electric heating and electric hot water

Local Authority: Cambridgeshire County Council

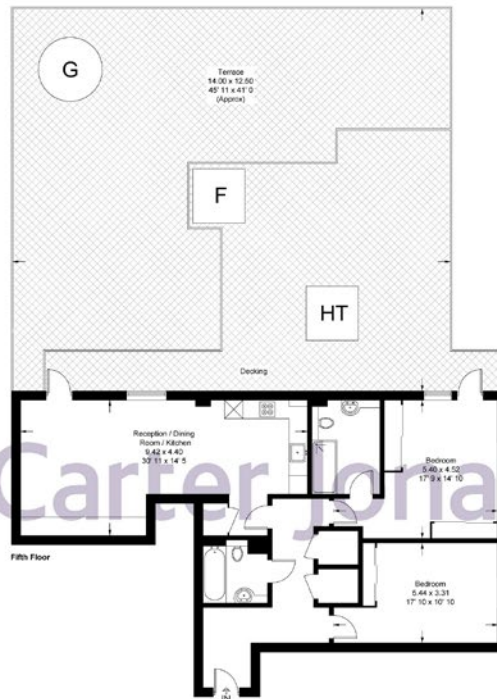
Viewings: Strictly by telephone appointment with the selling agents Carter Jonas 01223 403330



The Levels

Approximate Gross Internal Area = 1099 sq ft / 102.1 sq m

Approximate Gross Outdoor Area = 1886 sq ft / 175 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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