



GLENALMOND AVENUE, CAMBRIDGE, CB2 8DH

- Cambridge City Centre - approx. 1.5 miles
- Cambridge Railway Station - approx. 0.5 miles
- Addenbrooke's Hospital - approx. 1.5 miles

Open-plan living room & kitchen • Double bedrooms with fitted wardrobes • Bathroom & en-suite shower room • Balcony • Communal gardens & grounds • Allocated parking • Bicycle & bin store • No onward chain • EPC rating B

DESCRIPTION

The property features a spacious living room which is not overlooked with floor-to-ceiling windows & patio doors leading out to the private balcony which is open-plan to the fitted kitchen. There is a useful utility/storage cupboard, with plumbing for washer/dryer and a further cloaks cupboard.

The master bedroom has built-in wardrobes and en-suite shower room. There is a contemporary, stylish bathroom with shower over bath. The apartment benefits from underfloor heating throughout.

The second double bedroom has plenty of space for added storage units.

OUTSIDE

The building in which the apartment sits occupies a very pleasant elevated position to the back of the development with views over the communal gardens. There is lift and stair access to the property. There is a large balcony overlooking the gardens and communal areas. A useful and secure gate around the back of the building leads to steps down to the cycle/pedestrian path directly to the station and the hospital. There is also allocated parking and a bin and bicycle store.

LOVELY TWO BEDROOM APARTMENT WITH BALCONY AND PARKING OCCUPYING A VERY PLEASANT POSITION IN THIS PRESTIGIOUS DEVELOPMENT CLOSE TO THE CITY CENTRE, RAILWAY STATION AND HOSPITAL. OFFERED WITH NO ONWARD CHAIN.



LOCATION

Glenalmond Avenue is located within a vibrant area of the city within easy walking distance of a number of leisure facilities, including a sports centre in Hills Road, with indoor and outdoor tennis courts, gym and Cambridge Leisure, a complex to the north of Cherry Hinton Road which has a number of cafes, bars, hotel, supermarket, ten pin bowling and multiplex cinema.

London commuters are particularly well served with a mainline railway station within about half a mile with services to King's Cross and Liverpool Street in about 52 minutes and 67 minutes respectively. The M11 (Junction 11) is about 2.5 miles away providing access to Stansted Airport and the M25. Glenalmond Avenue benefits from direct access to the guided busway which connects with Huntingdon, Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus.

ADDITIONAL INFORMATION

Tenure: Leasehold - approx 990 years from June 2007

Ground Rent: Approx. £350.00 per annum

Service Charge: Approx £3,310.00 per annum

Services: Mains electricity, gas, water and drainage.
Underfloor heating

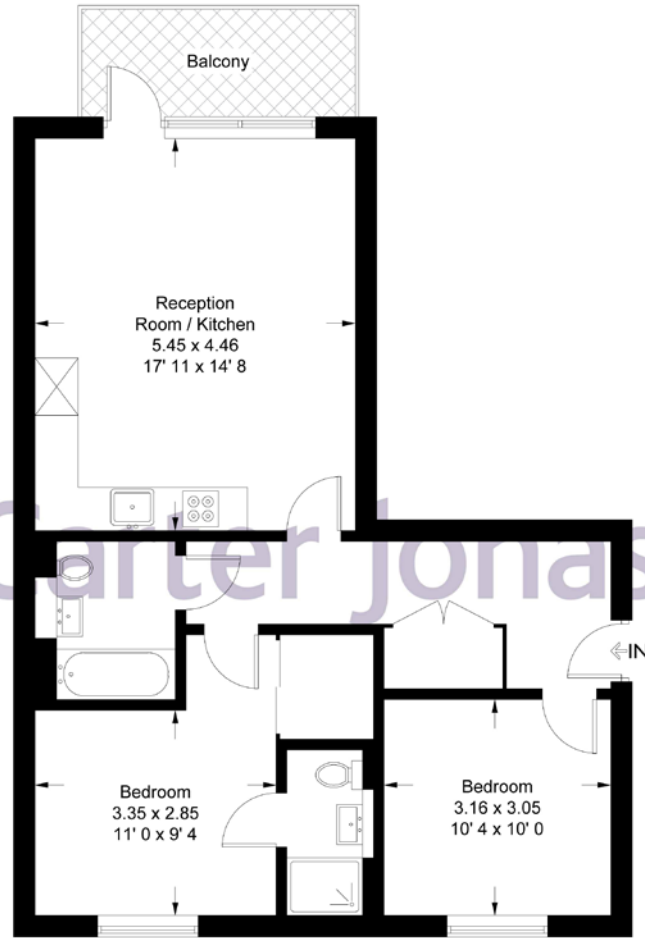
Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents
Carter Jonas 01223 403330



Glenalmond Avenue

Approximate Gross Internal Area = 719 sq ft / 66.8 sq m



Fifth Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(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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