



BROOKLANDS COURT
Cambridge

Carter Jonas

BROOKLANDS COURT, BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BP

- Cambridge Railway Station - approx. 0.9 miles
- Cambridge University Botanic Gardens - approx. 0.3 miles
- Cambridge Grand Arcade - approx. 1.2 miles
- M11 Junction 11 - approx. 2.4 miles

Single storey residence • 3 Bedrooms • Open-plan living/dining room • Access on to private garden area • Popular south city location • Close to Cambridge Station and Botanic Garden • No onward chain • Friendly & well cared for development • EPC rating C

DESCRIPTION

Brooklands Court is an established development of executive apartments set in spacious communal grounds offering ample residents parking and manicured gardens, moments from the Botanic Gardens, Cambridge Station and the historic centre.

This well-proportioned apartment enjoys a quiet, yet central city location just off Brooklands Avenue. The property has a share of the freehold, the service charge includes water supply, window cleaning and buildings insurance. This particular apartment is also for sale with the added benefit of no onward chain.

Access is via a communal entrance lobby with lift or stairwell. The apartment opens out from a central entrance which leads right to the main reception rooms. The open-plan sitting/dining room benefits from a sliding glass door leading to a private south-facing balcony. The kitchen has been fitted with a range of units and includes various integrated appliances.

A BRIGHT AND SPACIOUS THREE-BEDROOM FIRST FLOOR APARTMENT ENJOYING VIEWS ACROSS CENTRAL COMMUNAL GARDENS WITHIN THIS SOUGHT-AFTER DEVELOPMENT WITH RESIDENTS PARKING, LOCATED ON BROOKLANDS AVENUE.



There are 3 good sized bedrooms, the master being particularly spacious and including an en suite shower room. The property boasts plenty of built-in storage, an abundance of natural light and delightful views over manicured communal grounds.

OUTSIDE

The property is approached off Brooklands Avenue via a block paved driveway leading to a communal parking area where there is ample parking for several vehicles. The development is surrounded by a number of communal spaces with mature trees creating an excellent space of privacy and seclusion in this sought-after central location as well as the development backing onto the Botanical Gardens.

LOCATION

Brooklands Court is an exclusive development located off of Brooklands Avenue. Brooklands Avenue is within walking distance of the train station, Cambridge University Botanical Gardens and some 1.25 miles from the historical city centre. There are a range of local shops and supermarkets within walking distance. The city offers excellent shopping facilities including a busy market square and the highly regarded Grand Arcade shopping mall. Also nearby is the Cambridge Leisure Centre which includes a multi-screen cinema, bowling complex and a range of restaurants and mini supermarkets.

ADDITIONAL INFORMATION

Tenure: Leasehold with 125 years from 25th December 1988 with 89 years remaining

Service Charge: £4,389.84 approx per annum. to include water rates, buildings insurance and window cleaning

Services: Mains electricity, water and drainage connected

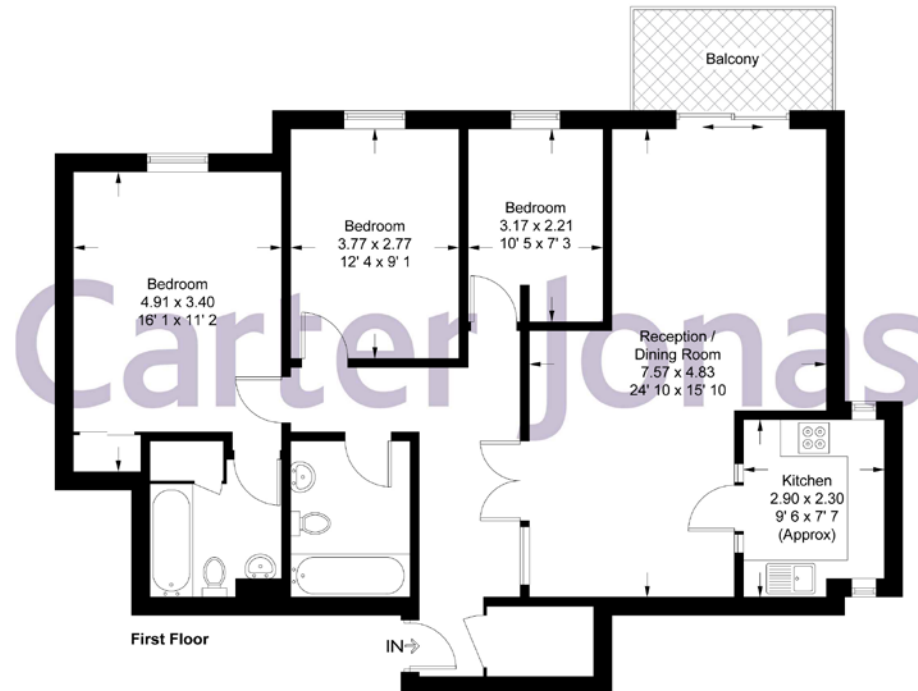
Local Authority: Cambridge City Council

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



Brooklands Court

Approximate Gross Internal Area = 1029 sq ft / 95.6 sq m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	75	
(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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