

**Modern City  
Apartment  
Glenalmond Avenue  
Cambridge  
Guide Price £400,000  
Leasehold**

**haart**  
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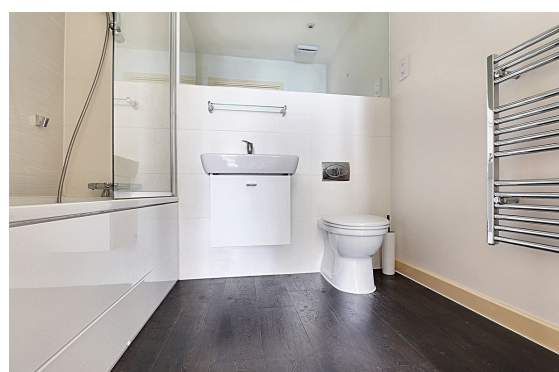


Ref: HRT011720199



A modern two bedroom, two bathroom second floor apartment with a comfortable open plan design and private balcony, set in sought after location just a short walk to the mainline railway station, close to the city centre.

- **Second Floor Apartment**
- **Two Bedroom**
- **Underfloor Heating**
- **Ensuite To Master**
- **Balcony**
- **Underground Parking**
- **Lift To Floors**
- **EWS1 Form**



## **Entrance Hall**

Telephone entry system with laminate wood flooring, under floor heating with wall mounted heating controls and utility cupboard with space for washer/dryer.

## **Open Plan Living 14'2" x 22'11" (4.32m x 6.99m)**

Open plan living area with continuation of wood laminate flooring and underfloor heating, full length double glazed window and door onto the balcony and double glazed window. Extends to fully fitted kitchen suite with high gloss base and wall units, laminate worktops, stainless steel sink and integrated appliances: fridge freezer, dishwasher, gas hob and oven.

## **Bedroom One 8'9" x 16'3" (2.69m x 4.96m)**

Double bedroom with carpeted flooring and underfloor heating, TV points, built in wardrobe and double glazed window.

## **Ensuite**

Shower suite with WC, sink with storage unit under, heated towel rail and dark wood laminate flooring.

## **Bedroom Two 8'11" x 12'5" (2.73m x 3.8m)**

Double bedroom with carpeted flooring, built in wardrobe with sliding mirrored doors and large double glazed window.

## **Bathroom**

Full length bath with shower attachment, WC and sink with storage under, heated towel rail and dark wood effect laminate flooring.

## **Agents Note**

Council tax band: C

Local authority: Cambridge City Council

Service charges: £3,309.24 per annum

Ground rent: £350 per annum

Lease length remaining: 990 years less 10 days from June 2007

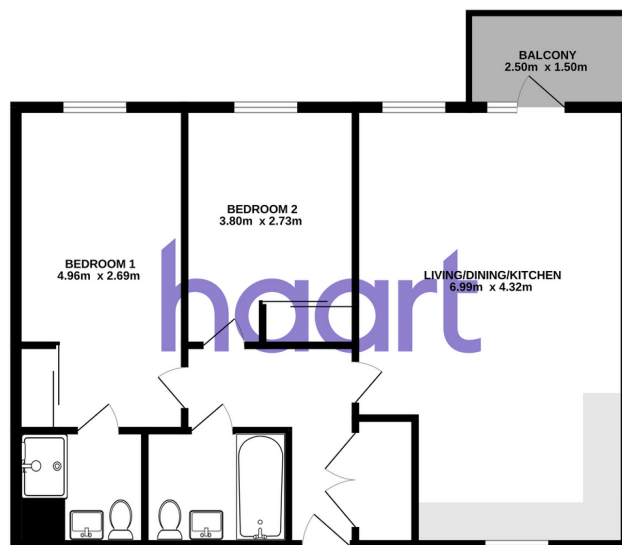
A modern second floor apartment set in a prime city location, a short walk to the mainline railway station, makes this an ideal purchase for commuters and investors alike. The accommodation enjoys a comfortable open plan design with two good sized double bedrooms, an ensuite shower room to master, a three piece bathroom suite, a balcony underfloor heating, gas combination heating and secure underground parking.

Glenalmond Avenue lies in a vibrant prime central location of the city, surrounded by shops, restaurants, pubs, local supermarkets, and within easy walking distance of several leisure facilities including the Botanic Garden and Hills Road Sports Centre which provides indoor and outdoor tennis courts and gym. Cambridge Leisure, a complex to the north of Cherry Hinton Road, has cafes, bars, a hotel, ten pin bowling and multiplex cinema, and is within a few hundred yards.

For the commuter, Cambridge mainline railway station is a short walk from the property which provides services to London King's Cross and Liverpool Street in approximately 52 minutes and 67 minutes respectively.

The historic city centre is approximately half a mile away and provides an attractive combination of ancient and modern buildings, colleges, winding lanes and extensive shopping facilities. Addenbrooke's Hospital/Biomedical Campus, which is planned to be one of the largest centres of health, science and medical research in the world, just over a mile and a half away and can easily be reached by bus or bicycle along dedicated cycle path.

SECOND FLOOR  
70.0 sq.m. approx.



TOTAL FLOOR AREA: 70.0 sq.m. approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for only prospective purchasers. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81 to 91) <b>B</b>	<b>83</b>	<b>83</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81 to 91) <b>B</b>	<b>86</b>	<b>86</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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