

Guide Price £349,950 | Share of Freehold

Hills Road, Cambridge, Cambridgeshire, CB2 8RP

LEADERS

Key Features & Description



- Two bedroom first floor apartment
- Fantastic condition
- Ideal location, near city centre and Addenbrooke's Hospital
- Stunning garden views
- Dual aspect reception room
- Quiet rear facing balcony
- Fitted kitchen with breakfast bar area
- Modern bathroom
- Lovely, well maintained communal gardens
- Parking (for one car)
- Bicycle storage
- Double glazed
- Share of freehold / 970 years lease / Service charge £682.04 per quarter
- EPC Rating C / Council Tax Band B

Situated in an ideal location between the city centre and Addenbroke's hospital. A beautifully presented two-bedroom first floor apartment with stunning, quiet garden views. This combination of central location and picturesque views is truly unique.

The property comprises a welcoming entrance hallway with built in storage cupboard, a spacious dual aspect reception room which leads out onto a balcony with garden views, fitted kitchen, two double bedrooms and a family bathroom.

Externally the property sits within well-maintained communal grounds and has the added benefit of residents parking and bike storage.

Situated in a sought-after area, the flat offers excellent access to local amenities, transport links, Cambridge city centre and Addenbrooke’s hospital, making it a highly convenient place to live.

In terms of connectivity, the property is exceptionally well positioned. A bus stop is conveniently located just a short walk away, while Hills Road benefits from dedicated cycle lanes, providing an excellent route into the city and surrounding areas. The property is also ideally situated between both Cambridge and Cambridge South railway stations, offering convenient rail links for commuters and travellers alike.

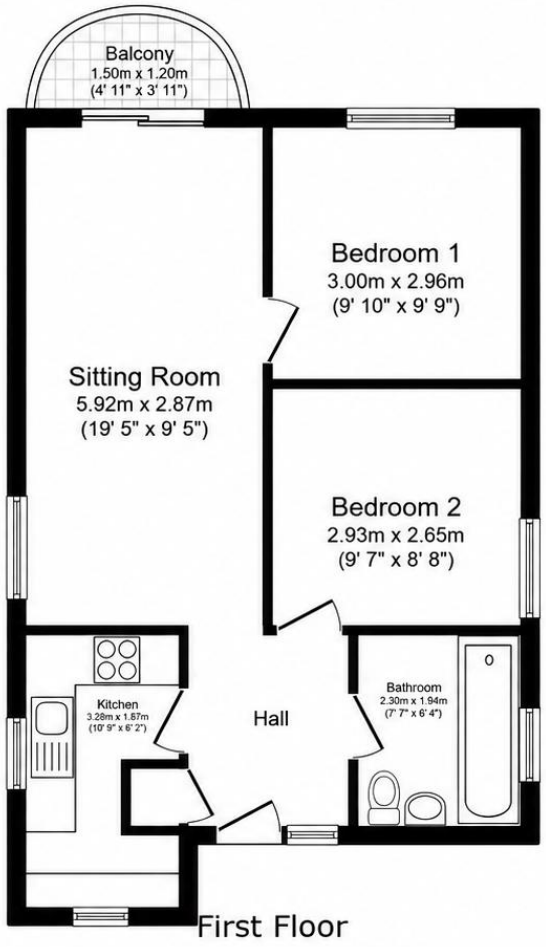
For those travelling by car, the location provides straightforward access to the A11 and M11, with the A14 also easily reached, making journeys to Cambridge, London, Stansted Airport and the wider region both quick and convenient.











Total floor area: 50.0 sq.m. (538 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

LEADERS

CambridgeSales
140 Hills Road, Cambridge, Cambridgeshire CB2 8PB
T: 01223 500387 | cambridge.sales@leaders.co.uk
leaders.co.uk