



24 Elan House 20 Cherry Hinton Road
Cambridge, CB1 7BL

Guide price £350,000



24 Elan House 20

Cherry Hinton Road

Cambridge, CB1 7BL

- 609 sqft / 56 sqm
- 3rd-floor apartment
- 2015
- EPC - C
- Communal gardens
- Permit parking

A bright and well maintained third-floor apartment, enjoying a prime central city location, a stone's throw from Cambridge Leisure Park and just half a mile from Cambridge train Station.

This light and airy 2 bedroom apartment enjoys a pleasant position tucked away behind Radiance House, just south off Cherry Hinton Road. The property was built in 2012 and is well suited to first time / investment buyers alike.

The accommodation briefly comprises an open-plan kitchen/dining/living room which benefits from a dual aspect and a has a modern range of base and wall mounted units, an integrated oven, hob and extractor. The entrance hall has 2 useful storage cupboards.

There are 2 double bedrooms and a main bathroom which has been fitted with a modern white suite, complemented by part tiled walls.

Externally the property is securely situated behind gates and well tended communal gardens. There is ample bike storage, lift and stair access to the apartment.

The lease is 125 years in length with 113 years remaining. There is a service charge of £TBC per annum and ground rent is £TBC per annum.





Elan House lies in a vibrant area of the city within easy walking distance of a number of leisure facilities including a sports centre in nearby Hills Road, providing indoor and outdoor tennis courts and gym etc, and Cambridge Leisure which boasts a wealth of amenities.

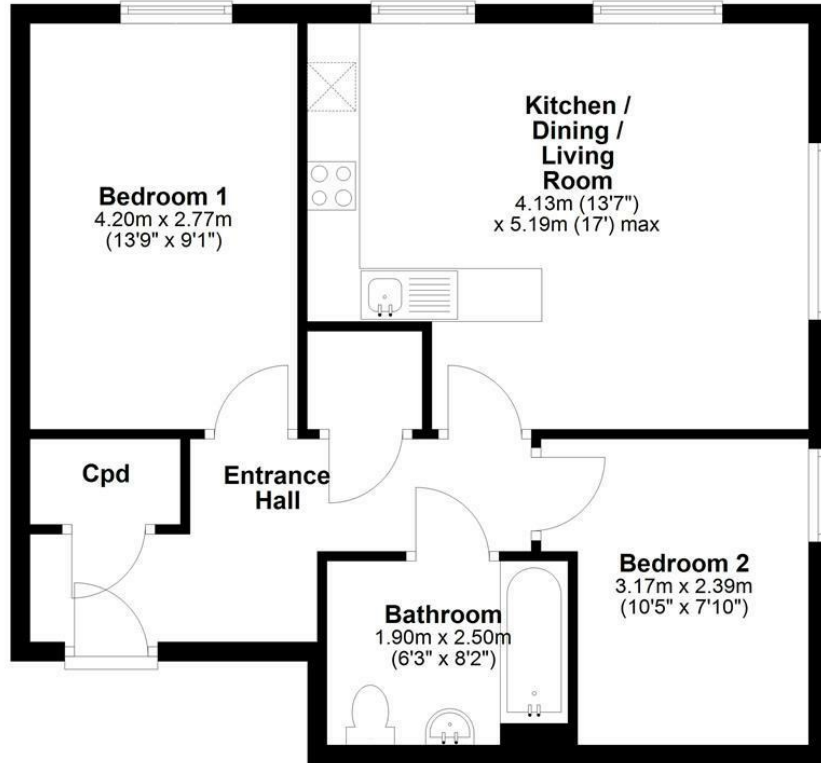
There are also a number of excellent state and independent schools nearby, together with sixth form colleges in Hills Road and Long Road. Addenbrooke's Hospital/Biomedical Campus is situated about a mile to the east.

London commuters are particularly well served with a mainline railway station within half a mile providing services to King's Cross and Liverpool Street in about 52 and 67 minutes respectively. The M11 (junction 11) is about 3 miles away providing access to Stansted Airport and the M25.



Floor Plan

Approx. 56.6 sq. metres (609.6 sq. feet)

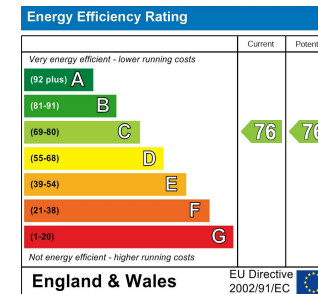


Total area: approx. 56.6 sq. metres (609.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Graph



Tenure: Leasehold
Council tax band: C

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.