



16 Cedar Court Hills Road
Cambridge, CB2 0QJ

Guide price £375,000



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- 2 bed, 1 bath, 1 recep
- Share-of-freehold
- No onward chain
- Garage and 2 parking permits
- Ground-floor maisonette

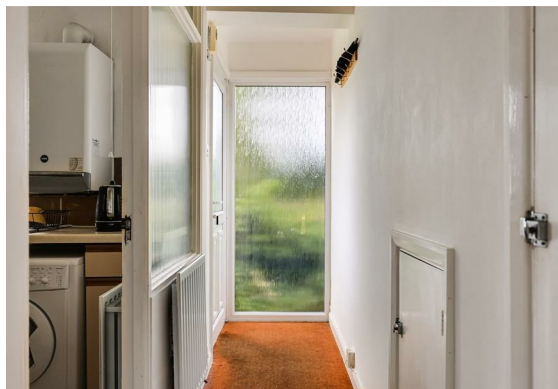
A smart share-of-freehold ground floor maisonette with direct access to south-facing communal gardens, enjoying a quiet position neighbouring Addenbrooke's Hospital, for sale with no chain.

This 2-bedroom maisonette has been well cared for since it was purchased over 4 years ago. A separate entrance with a useful storage cupboard leads to a large living/dining room which benefits from southerly aspects and has a door leading to a private sheltered patio area with views over the gardens. The kitchen has been fitted with a range of units and has space/plumbing for various appliances.

There are 2 good sized bedrooms, both of which include built-in cupboards. The shower room has been fitted with a white suite and is finished with part tiled walls.

Outside, to the front and rear of the property are exceptionally well-kept communal gardens, mainly lawned with mature stocked borders and an array of flowerbeds. There is plenty of parking and the property comes with 2 permits. The maisonette also has a garage located in a nearby block.

The property has a share of the freehold interest and there are approximately 934 years remaining on the lease with a service charge of (£1780.64 per annum).



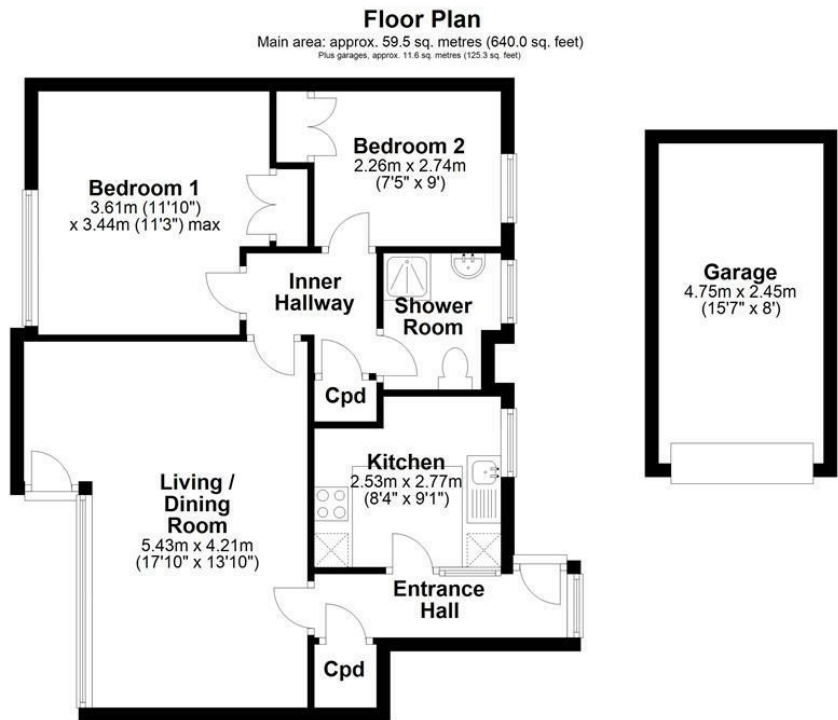


Cedar Court is a select development of just 25 dwellings, all of which have a share of the freehold which has resulted in an exceptionally well cared for site. The property comes with the benefit of a single garage and sits in delightful communal gardens.

The development enjoys a most convenient position, a stone's throw from Addenbrookes Hospital and the Biomedical Campus. There are excellent transport networks to the rest of the city including cycle routes and multiple frequent bus services to the city centre and railway station.

Cambridge Railway Station is just 1.3 miles from the property with direct services to London, Birmingham and Peterborough. The maisonette is just over 2 miles south of the City Centre.

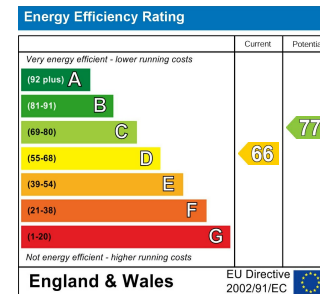




Main area: Approx. 59.5 sq. metres (640.0 sq. feet)
Plus garages, approx. 11.6 sq. metres (125.3 sq. feet)



Energy Efficiency Graph



Tenure: Freehold
Council tax band: C

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