GRAY TOYNBEE



27 Emmanuel House Lilywhite Drive

Cambridge, CB4 1WL

Guide price £300,000

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27 Emmanuel House, Lilywhite Drive

Cambridge, CB4 1WL

- No Onward Chain
- Private Outdoor Terrace
- Allocated Parking
- Fantastic Location

A fantastic opportunity to acquire a spacious top floor one bedroom apartment, with the added benefit of no onward chain, situated in a highly convenient city centre location.

Accessed via a private entrance, the apartment opens into a welcoming entrance hallway, which leads through to a useful utility cupboard with space for laundry facilities.

The bedroom is a generous double, featuring a tall floor to ceiling window which can also be used as a patio door, allowing plenty of natural light into the space.

The open plan living, dining and kitchen area is bright and well proportioned, with two large windows and a separate patio door. There's ample space for both a comfortable living area and a good sized dining table. The kitchen is practical and well arranged, fitted with a range of high and low level glossy cabinets, space for a tall fridge freezer and freestanding dishwasher, as well as an















integrated hob, oven and fitted extractor fan. There’s also plenty of countertop space.

The bathroom is stylish and modern, comprising a shower over bath with tiled surround, herringbone laminate flooring, WC, illuminated mirror, basin and vanity unit.

Outside, one of the standout features of the apartment is the private terrace. Stretching the length of the property, this generous patio area provides excellent space for outdoor furniture and entertaining.

The property also benefits from an allocated parking space and access to communal bike storage.

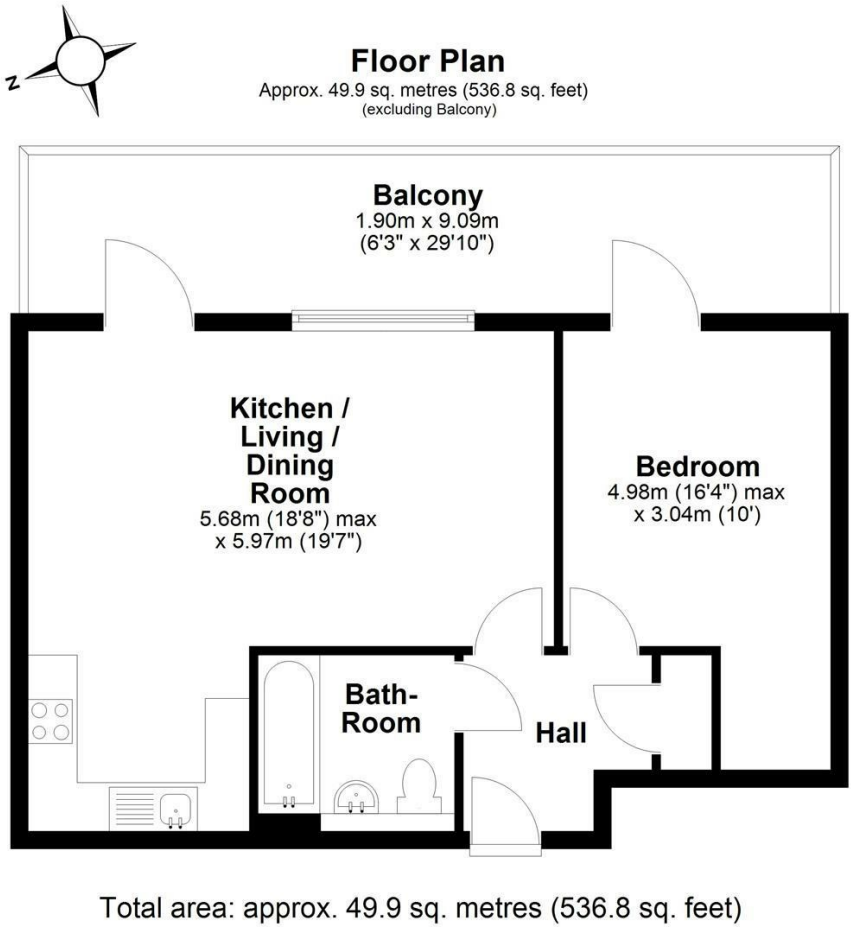
Situated within the quiet Lilywhite Drive development, which benefits from a great park and a welcoming community, the apartment is perfectly positioned within a short walk of Jesus Green, Midsummer Common and the city centre, with the convenient amenities of Milton Road and Chesterton Road also close by.

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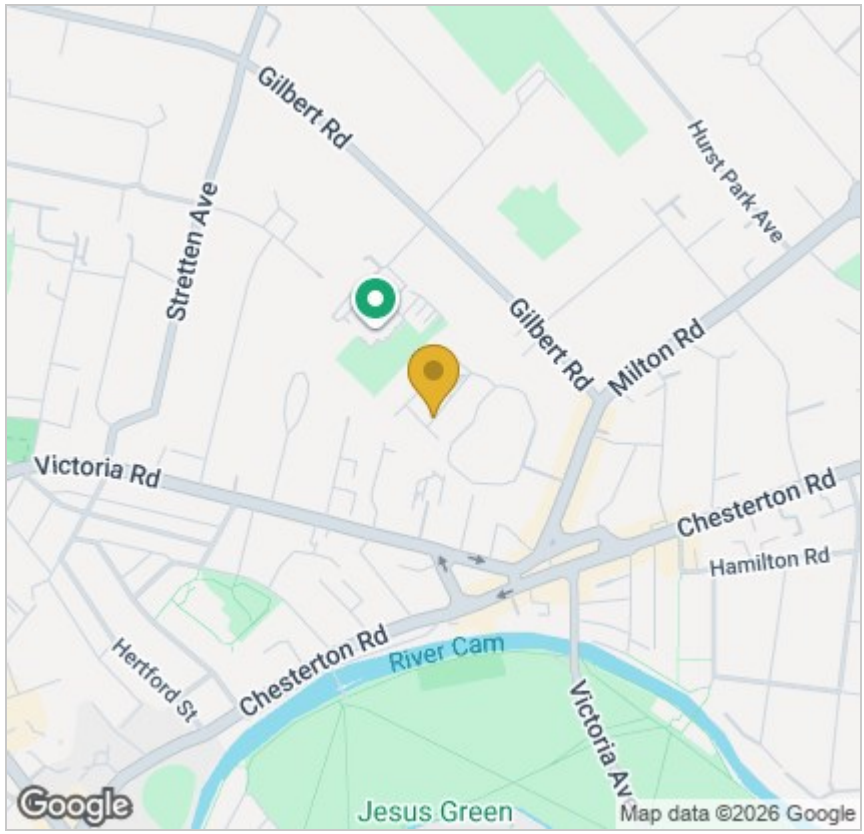




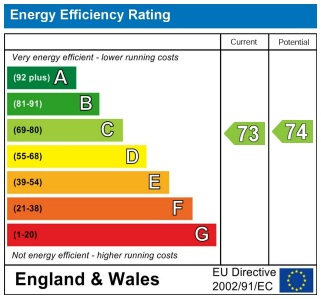
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Total area: approx. 49.9 sq. metres (536.8 sq. feet)



Energy Efficiency Graph



Tenure: Leasehold, with 116 years remaining.

No Ground Rent & Service Charge of £3,810.61 p.a.

Council Tax Band: B

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.

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