



2A, TILLYARD WAY, CAMBRIDGE, CAMBRIDGESHIRE, CB1 8QU

Asking Price £300,000

[TYLERS.NET](https://www.tylers.net)

A particularly spacious first floor 2/3 bedroom apartment in a popular south city location close to Addenbrookes hospital with its own garden and offered with no upward chain.



Tillyard Way is one of the quieter streets on the southern side of the city. A street shared with other families seeking the perfect combination closeness to work at Addenbrookes and The Peterhouse Business Park, popular nearby schools and calm in well built homes with indoor and outdoor space to park, relax and unwind at the end of the day. Nearby supermarkets on hand for the dreaded weekly shop but also bus stops giving easier access to the station and retail therapy in the centre. In all a tree lined street of similar well-built family homes and maisonettes.

- First Floor Maisonette
- Two Double Bedrooms
- Study/Bedroom
- Kitchen/Diner
- Large Living Room
- Bathroom with Shower
- Gas Central Heating
- Garden
- No Chain
- Viewing Essential

Main Accommodation

On the ground floor there is an Entrance Lobby with double glazed window to side aspect and stairs leading to the main accommodation. On the First Floor there is a Hallway with doors to: - Living Room which is a great size with double glazed window to front aspect. Radiator. Laminate flooring. Chimney breast with electric fire. Built in storage. Wall mounted fuse box (EICR to 2028). Door to: - Kitchen/Diner comprising of a one and a half bowl stainless steel sink unit. Plumbing for washing machine. A range of top and base units with roll top work surfaces over. Gas cooker point. Double glazed window to rear aspect overlooking the garden area and playing fields beyond. Bedrooms 1 and 2 are both doubles with built in wardrobes. Bedroom 3/Study as a great additional room ideal for work from home. Bathroom comprising of a close coupled W.C. Vanity wash hand basin. Panelled bath. Shower cubicle. Heated towel rail. Tiled flooring. Opaque double-glazed window to rear aspect.

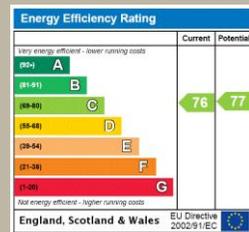
Outside

The property is set well back from the well back from the road beneath a pitched and tiled roof and looks like a row of terraced houses. There is a pathway to the side leading to the front door of 2A where there is a small brick shed opposite and in turn leads to the garden area, which is laid mainly to lawn with trees, shrubs and borders.

Agents Notes

Tenure: - Leasehold with 88 years remaining and associated costs of £10 per annum Ground Rent and £355.92 Service Charge.

Services: - Mains Gas. Mains Water. Mains Electricity. Local Authority: - Cambridge City Council. Council Tax Band "B".



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104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

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GROUND FLOOR
54 sq.ft. (5.0 sq.m.) approx.

1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.
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