



**bush**  
sales



# 14 Brooklyn Court Cherry Hinton Road, Cambridge - £139,950

Brooklyn Court, Cambridge is a one bedroom first floor retirement apartment in a popular development close to local facilities located on Cherry Hinton Road. The accommodation comprises entrance hall, sitting room, kitchen, double bedroom, bathroom. The property benefits from electric heating, communal gardens and facilities. The age restriction for occupiers is 60 years and over.

## Location

Booklyn Court is located off Cherry Hinton Road in one of Cambridge's most popular residential areas allowing convenient access to main line railway station, Addenbrooke's Hospital and a range of services and shopping outlets in close proximity. The location is within the catchment area of Queen Edith and Netherhall Schools and close to Hills Road 6th Form College. Location allows access to local facilities including a Budgens Superstore, number of local shops.

## Ground Floor

Secure front door leading to:

## Communal Entrance Hall

Timber front door leading to:

## Entrance Hall

Built in airing cupboard housing hot water cylinder, electric storage radiator,

## Dining/Sitting Room

13'05 x 9'11 (4.09m x 3.02m)

Double glazed window to rear elevation, storage heaters and opening to:

## Kitchen

7'04 x 7'01 (2.24m x 2.16m)

Fitted with wall and base level units, worktops surfaces housing a single sink unit with cupboards below, splash back tiling, gas cooker point, extractor hood, space and plumbing for washing machine and space for under counter fridge/freezer.

## Bedroom

11'05 x 9'04 (3.48m x 2.84m)

Built-in double wardrobe, electric storage radiator and double glazed windows to rear elevation.

## Bathroom

Suite comprising a shower cubicle, WC, pedestal hand wash basin, splash back tiling, electric heated towel rail, Dimplex wall heater.

## Outside

Communal gardens and parking.

## Additional Information L/H

TENURE - Leasehold

Term - Approx 156 Year Remaining

Maintenance Charges - TBC

Ground Rent - Peppercorn ground rent

POSTCODE - CB1 7HF

COUNCIL TAX - A

SERVICES - All mains services are believed to be connected to the property.

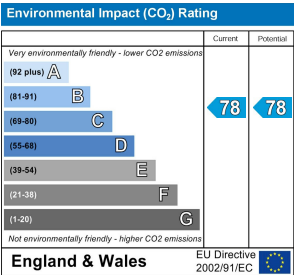
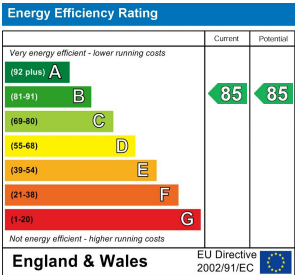
LOCAL AUTHORITY - Cambridge City Council

FIXTURES & FITTINGS - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

VIEWINGS - Strictly through the vendors selling agents 01223 246262

## IMPORTANT NOTICE

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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