



14 The Light Building, Brooklands Avenue, Cambridge, CB2 8DG  
Asking Price £375,000 Leasehold

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**A SUPERB CONTEMPORARY SECOND FLOOR APARTMENT PROVIDING IMPRESSIVE ACCOMMODATION AND SECURE PARKING SITUATED IN THE LIGHT BUILDING ON BROOKLANDS AVENUE APPROXIMATELY ONE MILE FROM CAMBRIDGE RAILWAY STATION AND MOMENTS FROM THE BOTANIC GARDENS**

- Accordia Development off Brooklands Avenue
- High quality finish throughout
- Dual aspect living/dining space
- Wonderful views
- No onward chain

Double bedroom – shower room – kitchen/dining/sitting room – balcony – reception hall – utility cupboard – communal hallway with lift – secure allocated parking – communal roof terrace and gardens

No. 14 is a second floor one bedroom apartment presented in superb decorative order providing a high specification finish throughout, a high degree of natural light and picturesque views of Historic England buildings and grounds. The property is accessed via a well kept communal reception lobby with lift access and staircase rising to the second floor level. The entrance hall provides a useful utility cupboard and leads to the luxury shower room with double walk-in shower cubicle, spacious double bedroom with full-height window and built-in double wardrobes and a bright and generous dual aspect open plan living/dining room with balcony, attractive Oak floor and a linear design contemporary kitchen with a range of built in appliances and island unit.

Outside, separate from the properties private balcony, the property has the use of a communal roof terrace and walled gardens.

**Location**

The Light Building is located on the corner of Brooklands Avenue and Aberdeen Avenue and forms part of the prestigious 'Accordia' development. It delivers contemporary, sustainable living with landscaped open spaces and mature attractive trees with upkeep always in mind. Its excellent location is ideal for easy access to shopping and leisure facilities, excellent schools, Botanic Gardens and Cambridge railway station.

**Agents Notes**

Lease term – 125 years from 01/01/2004  
Service charge - £1751 per annum  
Ground rent charge - £375 per annum  
Council tax band – D  
Built in 2005

**Services**

All mains services connected

**Statutory Authorities**

Cambridge City Council

**Fixtures and Fittings**

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the leasehold interest.

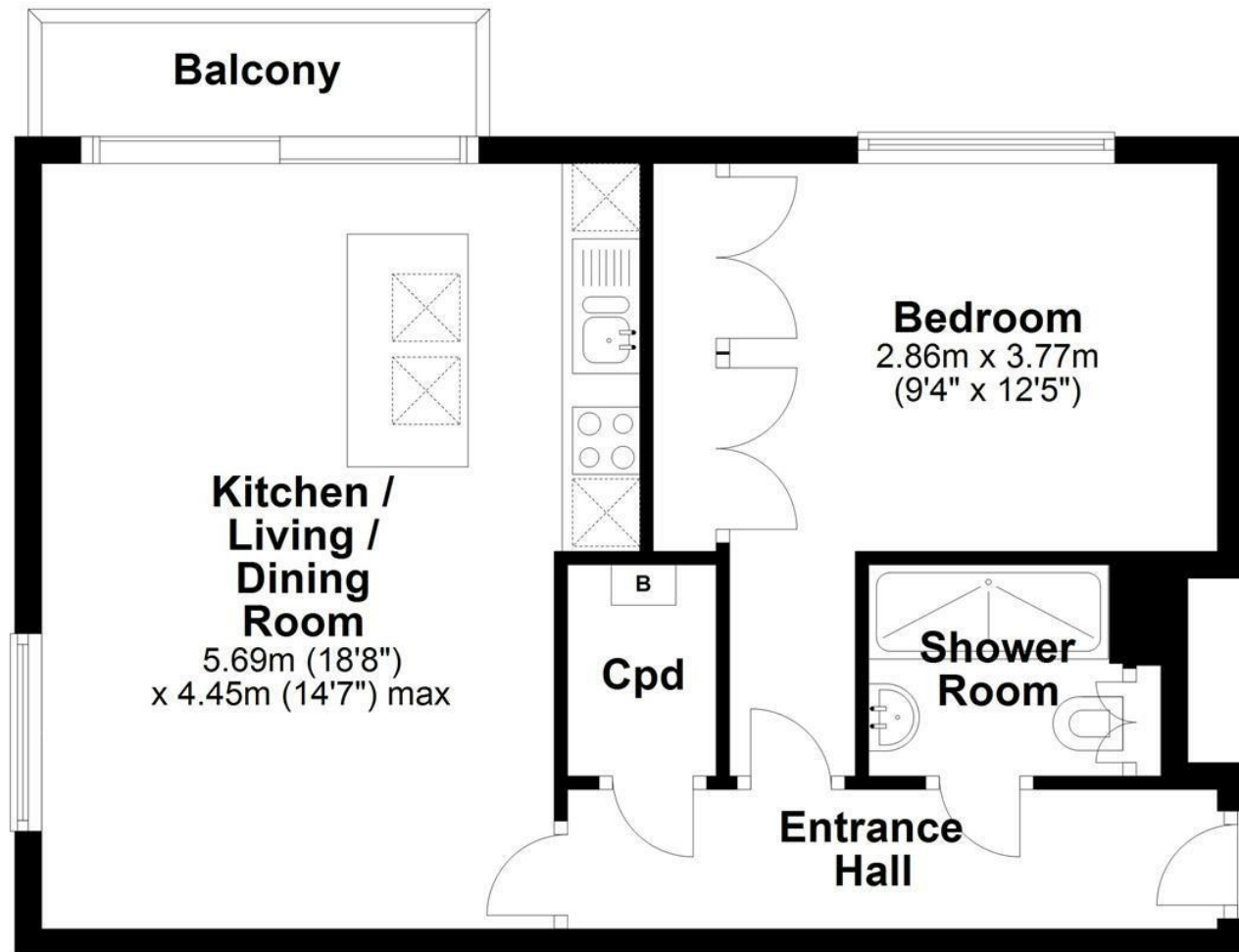
**Viewing**

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



# Floor Plan

Approx. 49.2 sq. metres (529.9 sq. feet)



Total area: approx. 49.2 sq. metres (529.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



