



KNIGHTLY AVENUE
Cambridge

Carter Jonas

KNIGHTLY AVENUE, CAMBRIDGE, CB2 0AL

- Cambridge City Centre – approx. 2.5 miles
- Addenbrookes Hospital & Biomedical Campus – approx. 0.25 miles (direct access)
- Cambridge Mainline Station – approx. 2 miles

No onward chain • Hugely sought after location • Two double sized bedrooms • Two bathrooms • EPC rating B

DESCRIPTION

The immaculate accommodation comprises an entrance hall, kitchen/sitting/dining room, two double sized bedrooms and two bathrooms. The communal areas are particularly well maintained, including the parking area where this apartment has one allocated space.

Entering into the communal entrance hall, which is immaculately kept, the stairs rise to the top floor where this apartment is located. There is also a lift.

The entrance hall within the apartment is sizeable and enjoys a large store cupboard. The kitchen/dining/sitting room is double aspect with a balcony to the front and a window to the rear enjoying pleasant and far-reaching views. The kitchen is stylishly presented with built-in appliances including a fridge-freezer, dishwasher, oven, hob and washing machine.

The two bedrooms are both double in size, with the larger bedroom enjoying an en-suite shower room, with a shower, vanity sink unit, WC and heated towel rail. The main bathroom enjoys a bath with a shower over, vanity sink unit, WC and heated towel rail.

AN EXCEPTIONALLY WELL-PRESENTED AND SPACIOUS TWO-BEDROOM APARTMENT BOASTING A POPULAR POSITION CLOSE TO MANY SOUGHT-AFTER AMENITIES.



LOCATION

Ninewells is an award-winning luxury development by Hills, and sits on the south-eastern edge of Cambridge, carefully designed to harmonise with its natural surroundings. The development features tree-lined avenues, landscaped open spaces, and walking routes that connect seamlessly with the city. Cambridge offers world-class educational, cultural, and scientific facilities. Addenbrooke's Hospital and the Biomedical Campus are within walking distance, with the new Cambridge South Station providing convenient rail links to London and beyond. The Babraham Research Campus and Granta Park are easily reached by road. For leisure, Gog Magog Golf Club, featuring two 18-hole courses, is just a third of a mile away, while the nearby Gog Magog Hills provide scenic walking routes.



ADDITIONAL INFORMATION

Tenure: Leasehold. There are approximately 240 years remaining on the lease.

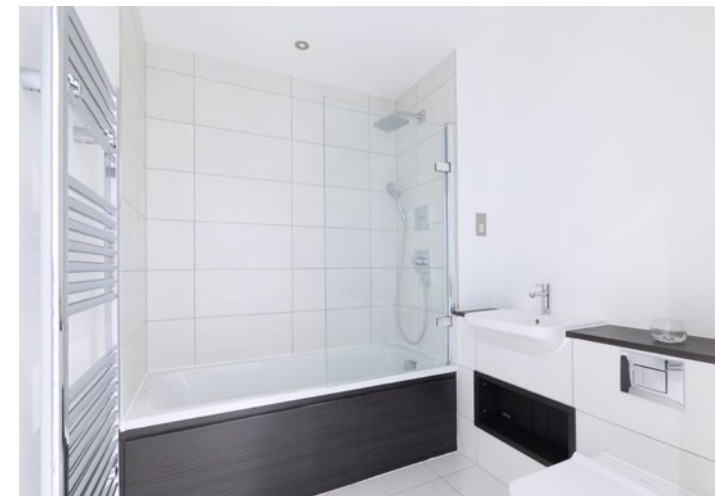
Ground Rent: Approx. £400 per annum

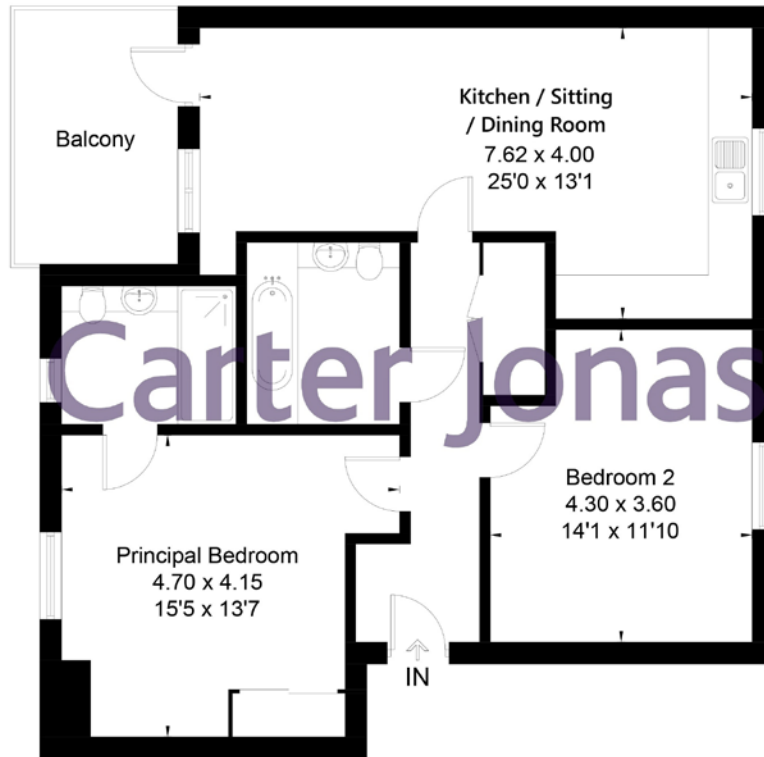
Service Charge: Approx. £2,800 per annum

Services: Gas fired underfloor central heating + heated towel rails in the bathrooms. Mains gas, water, drainage and electricity. Note, none of these have been tested by the agent.

Local Authority: Cambridge City Council

Viewings: Strictly by telephone appointment with the selling agents, Carter Jonas 01223 403330





This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #104859



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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