



Brooklyn Court
Cherry Hinton Road, Cambridge, CB1 7HF



pocock & shaw
Residential sales, lettings & management

1 Brooklyn Court
Cherry Hinton Road
Cambridge
CB1 7HF

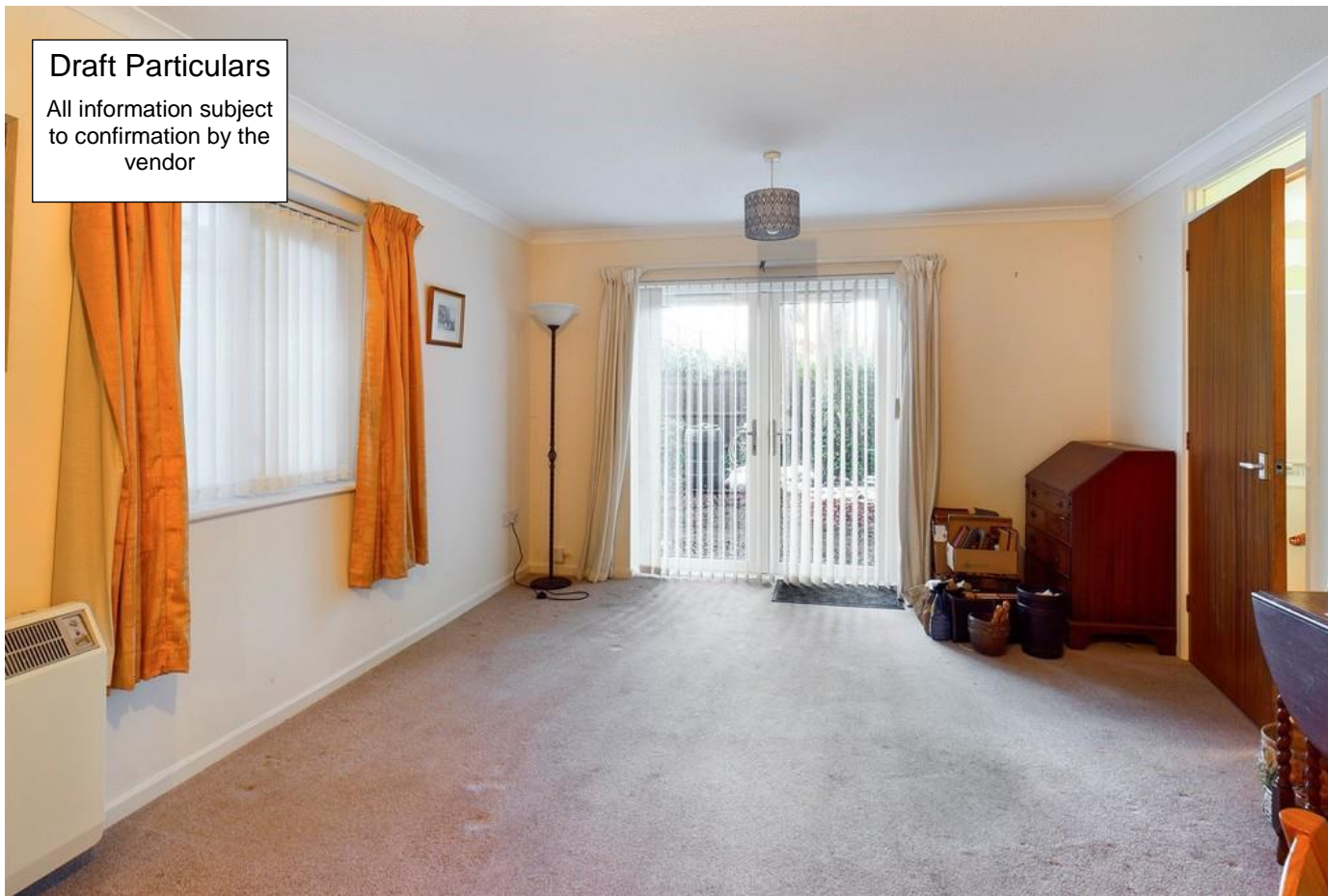
A ground floor 2 Bedroom apartment for occupiers over the age of 55 situated in a secluded position at the rear of an attractive scheme close to local facilities.

- 17'8 x 12'1 Living Room
- Patio doors to secluded garden area
- Fitted kitchen
- Shower room
- 2 bedrooms
- Double glazing
- Off peak electric heating
- Communal gardens
- Parking areas
- Occupiers to be over 55 years of age

Offers around £220,000

Draft Particulars

All information subject
to confirmation by the
vendor



Brooklyn Court, together with next door Burling Court, form an attractive group of apartments for occupiers 55 years of age and over. The scheme is set in attractive and well maintained communal gardens and is situated about 2 miles south east of the city, close to the Mowbray Road/Perne Road roundabout and near to a range of local facilities including shops, doctors and dental surgeries and bus routes. The grounds of Cherry Hinton Hall, which are open to the public, are a short walk away.

This 2 bedroom ground floor flat is quietly situated at the rear of the block and has the advantage of patio doors from the living room to a secluded garden area. The kitchen and shower room are well equipped and the main bedroom has built in wardrobes. In addition to the main front entrance door into the building, there is a side entrance beside an additional parking area to the left, close to the flat.

COMMUNAL ENTRANCE HALL with main front entrance with security entry system plus a further entrance close to the flat and adjacent to a side parking area.

THE APARTMENT

HALL with entrance door, entry phone panel, cloaks cupboard and storage heater.

LIVING ROOM 17' 8" x 12' 1" (5.38m x 3.68m) with 2 storage heaters, double glazed patios opening onto a secluded area of the garden, door to

WELL EQUIPPED KITCHEN 8' 11" x 8' 5" (2.72m x 2.57m) with work surfaces with cupboards and drawers under, inset stainless steel sink unit, tall unit, tiled surrounds, plumbing for washing machine, range of wall cupboards and vinyl flooring

BEDROOM 1 12' 0" plus wardrobe x 8' 6" (3.66m x 2.59m) with built in wardrobes along the length of one wall, electric storage heater.

BEDROOM 2 12' 1" x 6' 11" (3.68m x 2.11m) with electric heater.

SHOWER ROOM with wide low-step shower with screen and electric shower unit, Hand basin with cupboard below, wc, heated tubular radiator/towel rail, non slip flooring and airing cupboard with hot water tank.

OUTSIDE

Attractive communal gardens with mature trees, lawns, shrubs, flowers and seating areas. Parking area at the front with in/out entrances and further parking area to the side (LHS).

TENURE the property is leasehold for a term of 99 years from 1987 (65 years unexpired).

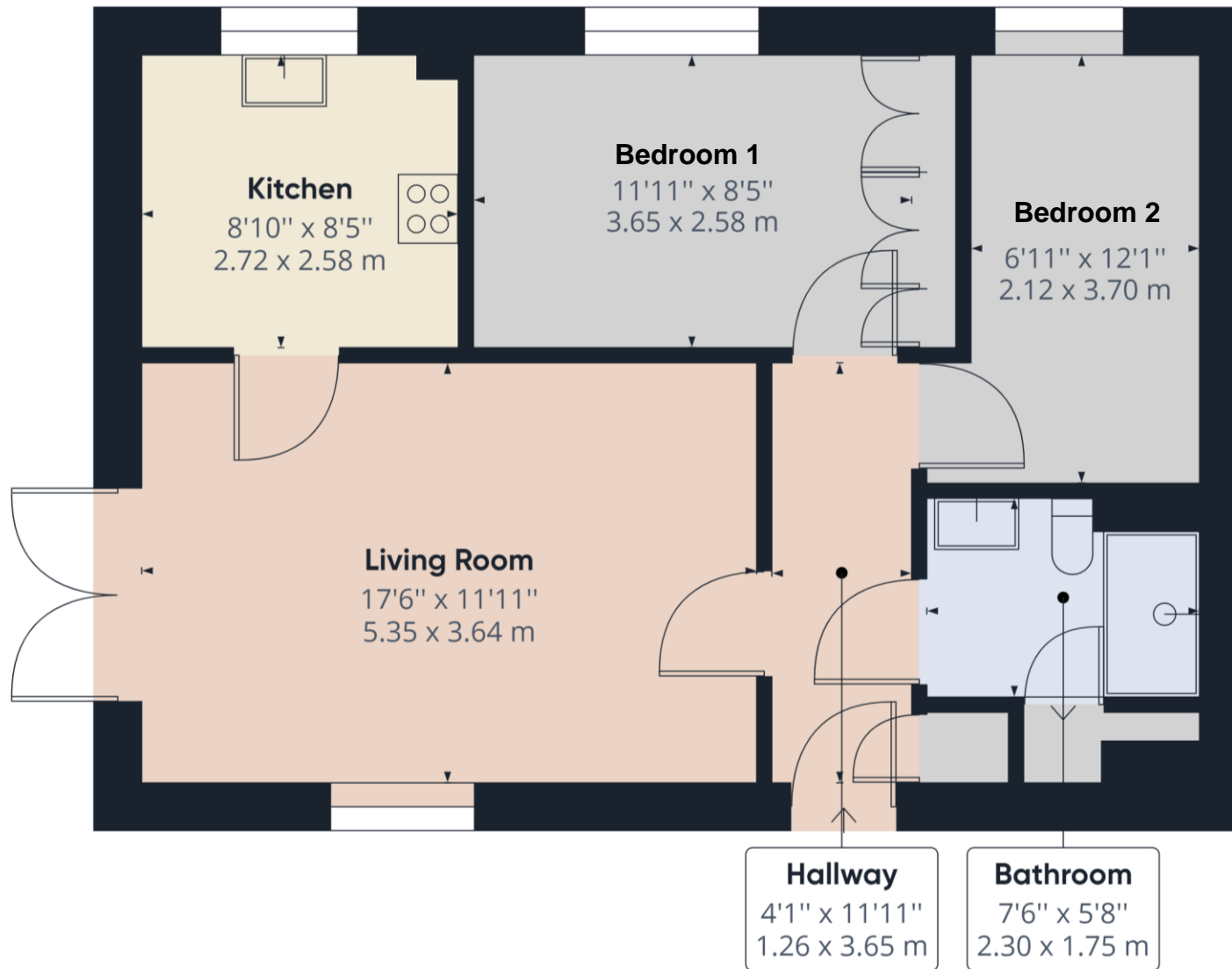
SERVICE CHARGE Currently understood to be approximately £2,735 per annum.

COUNCIL TAX Band B

VIEWING By arrangement with Pocock & Shaw



EPC graph awaited



Approximate total area ⁽¹⁾

609.66 ft²

56.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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