



Bush & Co.





## 11 Burling Court, Cambridge, CB1 8EB

**Guide Price £125,000 Leasehold**



Energy Rating Band

In brief, the accommodation consists an entrance hallway that leads to all rooms, and there are 2 large storage cupboards. The living room is light and airy, with a bay window to the side aspect overlooking communal grounds.

The modern, newly fitted kitchen is off the living/dining room, there is a range of matching cabinets and drawers, work surfaces, an Integrated Neff oven, a 5-ring Neff hob with extractor above, space and plumbing for appliances.

There are 2 bedrooms, bedroom 1 is a double with a window to the side aspect, bedroom 2 is a comfortable single.

The updated shower room has a large walk-in shower, WC, hand wash basin, finished with contemporary floor-to-ceiling tiling.

The communal areas are well-kept, and there is a lift to all floors.

Outside, there are lovely, well-maintained communal gardens and communal parking.

Burling Court is just off Cherry Hinton Road, a popular residential area of Cambridge. The location is within close proximity to a wide variety of amenities, including nearby doctors & dental surgeries, convenience stores, restaurants, public houses, and the picturesque Cherry Hinton Hall.

**TENURE** - Leasehold

**TERM** - 63 Years Remaining

**MAINTENANCE CHARGES** - £316 Per Month







## Exceptional service in Cambridge and the surrounding villages

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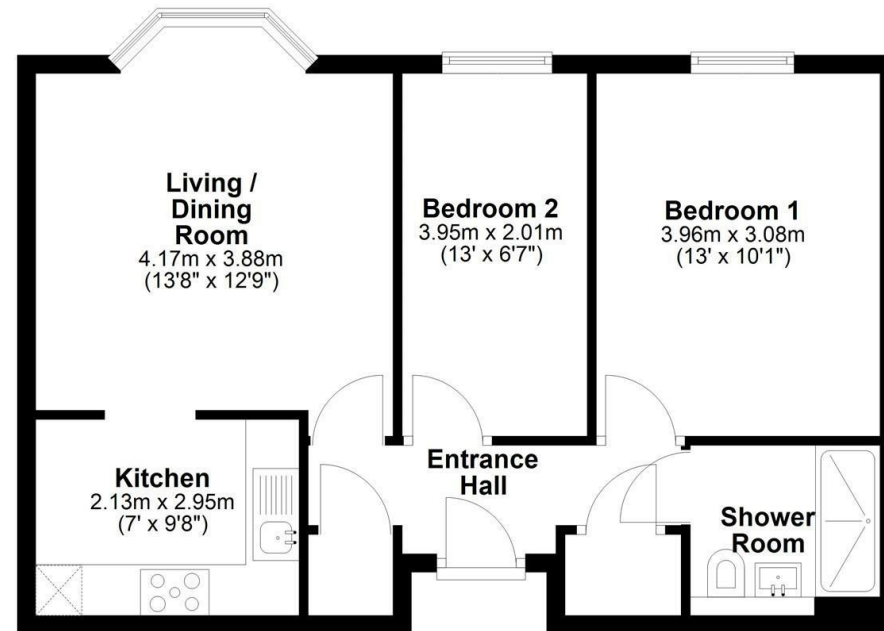
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## Floor Plan

Approx. 53.1 sq. metres (572.1 sq. feet)



Total area: approx. 53.1 sq. metres (572.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Leasehold

Council Tax - Band C

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

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

CB1 3AN

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