



Bush & Co.



## 8 Brooklyn Court Cherry Hinton Road, Cambridge, CB1 7HF

Guide Price £175,000 Leasehold



Brooklyn Court is a popular development situated within beautifully kept communal gardens, just a short walk to all the local facilities located around Cherry Hinton Road including a co-op supermarket, doctors surgery and bus stop. The age restriction for occupiers is 55 years and over.

The property is a ground floor apartment which has been modernised throughout, being move in ready condition for potential buyers. There are double glazed windows, electric storage heating and updated kitchen and shower room.

The entrance to the flat is located near to the main communal door with a further door leading to the hallway.

The living/dining room allows an abundance of natural light courtesy of two south facing windows. There is a flame effect electric fire and door to the well equipped kitchen which has been re-fitted to comprise a range of wall and base units with contrasting work surfaces and integrated appliances including electric double oven and hob, extractor canopy, fridge, freezer, washer dryer and dishwasher.

Bedroom one is a generous double room offering a fine outlook over the well kept communal gardens. There are fitted wardrobes and drawer units. Bedroom two is a single room, also with views of the garden and a fitted wardrobe.

The stylish re-fitted shower room comprises a three piece suite with tiled walls and flooring in addition to an airing cupboard and air extractor fan.

Outside - There are well kept communal garden areas and limited residents/visitors car parking.

TENURE - Leasehold

TERM - 99 years from 1987

MAINTENANCE CHARGES - £297 PCM

GROUND RENT - TBC

COUNCIL TAX - Band B



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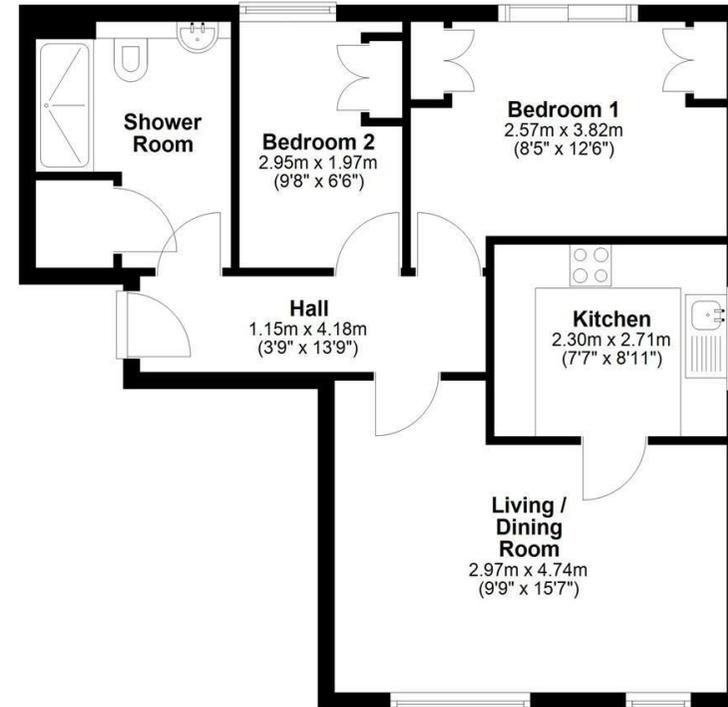
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## Floor Plan

Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 51.5 sq. metres (554.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Leasehold

Council Tax - Band B

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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