



Bush & Co.



## 71 Knightly Avenue, Cambridge, CB2 0AN

Guide Price £450,000 Leasehold



Energy Rating Band B

A top floor apartment located on the award-winning flagship, highly regarded and thoughtfully designed 'Ninewells' development by Hill Group.

'71 Knightly Avenue' is a highly contemporary, light, bright and airy 2nd floor apartment with lift and stairs access. Exceptionally positioned on the southern fringe of Cambridge, with wonderful views over the Gog Magog Hills, set in a peaceful location with large green spaces, natural pond areas, play areas, allotments and in close proximity to the Ninewells' Nature Reserve. It is adjacent to the renowned Cambridge Biomedical Campus and Addenbrooke's Hospital, with easy bus links to the Cambridge main railway station (2 miles) and city (2.5 miles), and, walkable access to the new Cambridge South train station (due early 2026) for links to London. Also, easy access to the many educational institutions in South Cambridge. Being sold with no onward chain.

71 Knightly Avenue is a beautifully appointed contemporary 2-bedroom apartment with high end finishes, zoned underfloor heating to all rooms, set in this highly regarded development, offering well planned beautifully presented accommodation throughout measuring over 738 SQFT, with balcony off the open plan living room/family room presenting pleasant views over open fields and beyond.

In brief, the accommodation consists of a communal entrance with stairs and a lift with a telephone entry system. The welcoming entrance hallway gives access to all rooms, with a large storage cupboard. The open plan kitchen/dining/family room is light, bright and airy, 2 windows to the side aspect and sliding door leading out to the balcony. The kitchen is modern in design, with a range of matching cabinets and drawers, ample siltstone worksurfaces, integrated Bosch oven, integrated Bosch microwave, Bosch 4 ring ceramic hob with extractor above, integrated Bosch fridge/freezer, integrated Bosch dishwasher, integrated Bosch washer/dryer.

The principal bedroom is a large double with built-in slider wardrobes and benefits from an en suite bathroom with walk-in shower with a fixed rain fall shower head and a hand-held shower head, Duravit hand wash basin and WC, heated towel rail, storage cupboards with external mirroring, finished with stylish floor to ceiling tiling. Bedroom 2 again is a double with a window to the side aspect. The bathroom has a bath with a shower attached - a fixed rain fall shower head and a hand-held shower head, a Duravit hand wash basin and WC, a heated towel rail, finished with contemporary tiling.

Outside, there is allocated parking for one vehicle; further visitor parking space is available, and, lockable bike storage.

TENURE - Leasehold 250 years from 2016, therefore 241 years remaining  
GROUND RENT - £400 Per Annum SERVICE CHARGE - £2624.84 Per Annum



## Exceptional service in Cambridge and the surrounding villages

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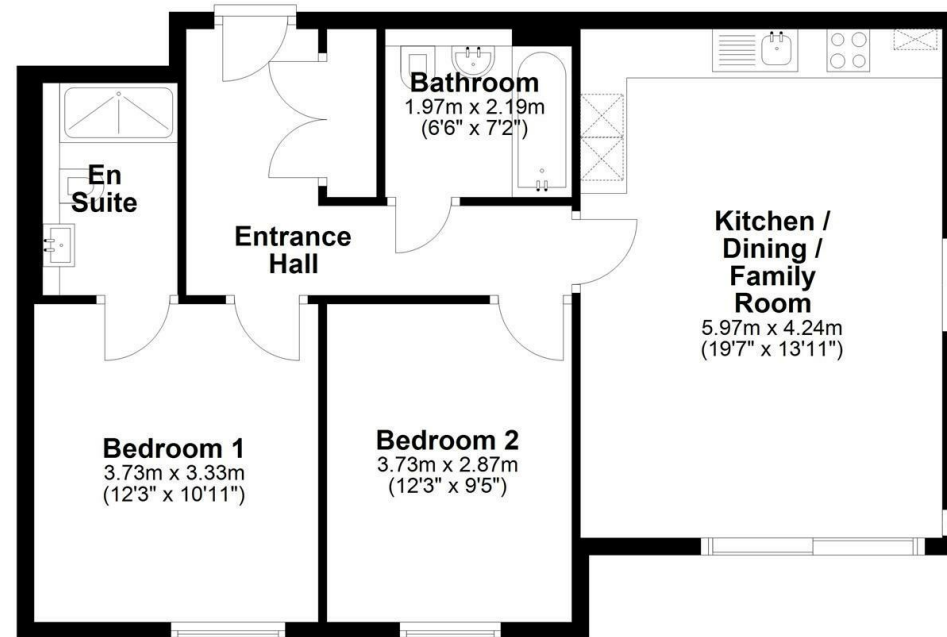
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## Floor Plan

Approx. 68.6 sq. metres (738.0 sq. feet)



Total area: approx. 68.6 sq. metres (738.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Leasehold

Council Tax - Band E

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

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**[www.bushandco.co.uk](http://www.bushandco.co.uk)**

