

32 Knightly Avenue, Cambridge, CB2 0AL

Guide Price £395,000 Leasehold

REDMAYNE ARNOLD & HARRIS

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01223 800860

A CONTEMPORARY FIRST FLOOR, TWO-BEDROOM APARTMENT, IMMACULATELY PRESENTED THROUGHOUT AND SO CONVENIENTLY LOCATED FOR THE CITY CENTRE AND ADDENBROOKES MEDICAL CAMPUS.

- 2 bedroom, 2 bathroom first floor apartment
- 750 sqft/ 69 sqm
- Built in 2016
- South-facing balcony
- EPC-B / 82
- Large open planned kitchen/dining/sitting room
- Underfloor gas fired central heating
- Allocated parking
- Duravit sanitary ware
- Well equipped kitchen with Bosch appliances

Knightley Avenue forms part of the award winning Ninewells scheme constructed by Hill Residential in 2016. The property is ideally located for the City centre and Addenbrookes medical campus yet has views over the Gog Magog Hills in the distance and is nestled amongst pleasant green areas, ponds and lovely countryside walks all of the doorstep. Number 32 is positioned on the first floor with a lift from the ground floor to the front door.

In brief, the accommodation comprises a spacious and welcoming reception hall with Karndean flooring and a large fitted coat and shoe cupboard. There are two double bedrooms, both with fitted wardrobe cupboards and the master bedroom boasts an en suite shower room which, like the main bathroom, is fitted with luxurious Duravit sanitary ware, attractive tiling and heated towel rails.

The kitchen area is fitted with contemporary cabinetry, Silestone working surfaces with inset single sink unit with bevel drainer and a full range of Bosch appliances including a full height fridge/freezer, induction hob, oven, extractor, dishwasher and washer/dryer. This areas opens to an open-planned sitting./dining room with patio doors to a generous sized South-facing balcony which is laid to decking. The property further benefits from gas fired underfloor heating with wi-fi controlled thermostat for each room. There is allocated parking with visitor parking and a bin and bicycle store.

Location
Ninewells is a stunning development situated on the south eastern outskirts of the city, within walking or cycling distance from Addenbrooke's Hospital/Biomedical Campus. The development adjoins open countryside and benefits from outstanding views towards the Gog Magog Downs. There are wide avenues, footpaths, green spaces and varied planting. The property is also well placed for access to the Babraham Institute and Granta Park.

Tenure
Leasehold
Leasehold is 250 years with 240 years remaining.
Ground rent is £400 per annum, this is reviewed every 10 years and is increased in line with the Retail Price Index at each review.
Service charge is approximately £2,500 per annum, this is reviewed annually and is adjusted according to associated costs.

Services
Mains services connected include, gas, electricity, water and mains drainage. Gas fired underfloor heating

Statutory Authorities
South Cambridgeshire District Council
Council tax band-B

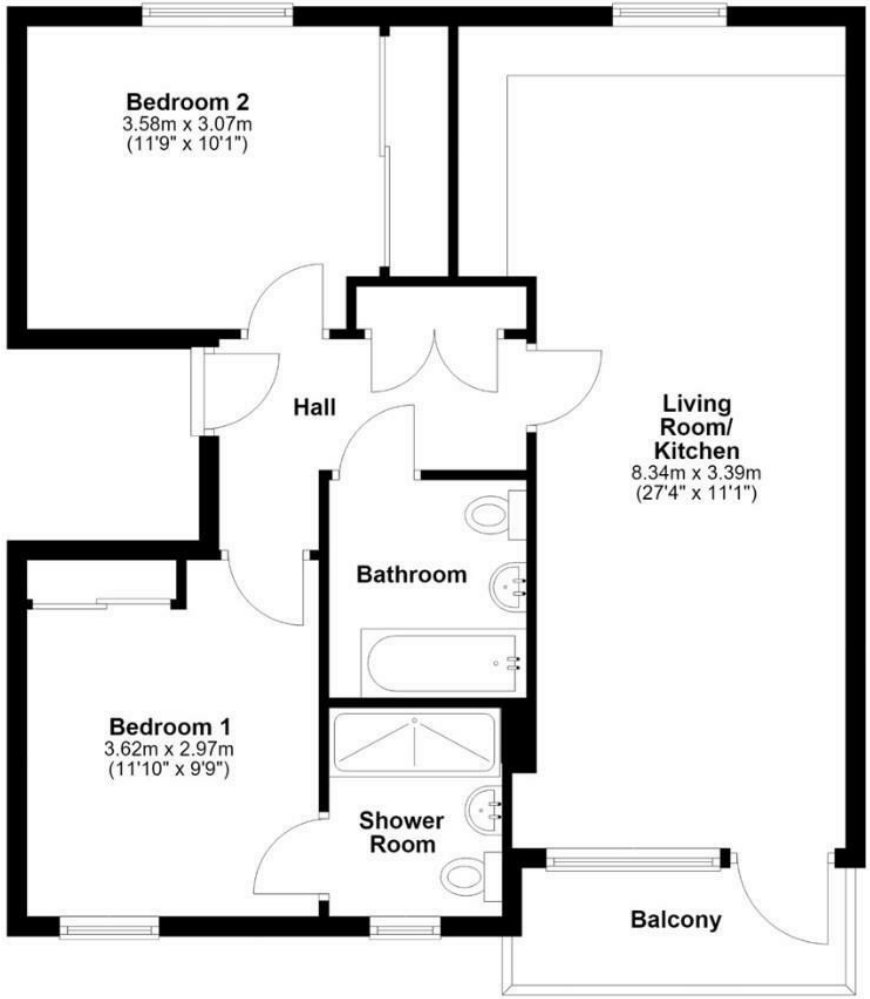
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

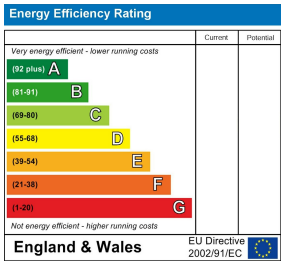




First Floor



Approx. gross internal floor area 69 sqm (750 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.







