



8 Knightly Avenue, Cambridge, CB2 0AL  
Guide Price £450,000 Leasehold  
**FOR SALE**



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**A CONTEMPORARY AND BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT WITH A TERRACE GARDEN AND PRIVATE PARKING LOCATED WITHIN THE AWARD WINNING NINEWELLS DEVELOPMENT, JUST A SHORT WALK/CYCLE FROM ADDENBROOKE'S CAMPUS AND CAMBRIDGE CITY CENTRE. NO CHAIN.**

• Ground floor apartment • 2 beds, 1 recept, 2 baths • TerraceComplete chain • Gas-fired heating to underfloor • Allocated parking and bike store • 2017 • No chain • EPC - B / 82 • Council tax band - E • Conveniently placed for Addenbrooke's and City centre

The property was constructed in 2017 by the award winning Hill Residential Group, with this thoughtfully designed residential area synonymous with wide tree-lined avenues, open green spaces, lovely nearby countryside walks, and boasting a children's play park.

The accommodation comprises a secure telephone/video entry system, which leads to a bright and spacious communal reception hall with access to the parking area to the rear and to No. 8. It has a generous entrance hall with a large fitted storage cupboard, attractive Karndean flooring with heating under and recessed spotlighting. There are two double bedrooms including the master bedroom with fitted wardrobes and a luxury ensuite shower room. Both the ensuite and the family bathroom are fitted with designer Duravit sanitaryware, together with attractive wall and floor tiles, heated towel rails and underfloor heating.

The open plan kitchen/dining/sitting room boasts a sunny dual aspect with French doors to the terraced garden and Karndean flooring with heating under. The kitchen area is fitted with contemporary cabinetry, complemented by Silestone working surfaces with an inset single sink unit with a mixer tap and bevelled drainer, and a host of integral appliances including an induction hob, oven, extractor hood, microwave, fridge/freezer, dishwasher, washer/drier and a tall broom cupboard, which also houses a wall-mounted, gas-fired central heating boiler.

Outside, the covered terraced garden is laid mainly to paviour and enclosed by a toughened glass balustrade. There is allocated parking for one car and a bike and bin store.

#### Location

Knightly Avenue is an eagerly sought-after residential area under two miles south of Cambridge City Centre. The approach to the city is fast and direct and includes a traffic-free cycle route alongside the guided busway. All usual facilities are readily available including excellent shopping, with Waitrose a short walk away and The Sheldons nearby. There are several good local schools and the property is ideally placed for access to the M11, Addenbrooke's Hospital and the Cambridge Biomedical Campus. Most of the city's schools are also within easy reach.

#### Tenure

Leasehold

250 years from 2017

Ground rent: £400 per annum. This is reviewed every 10 years and adjusted in accordance with RPI. The next review is 2027.

Service charge: £2000 per annum, which is reviewed annually and adjusted according to associated costs.

#### Services

Main services connected include: water, electricity, gas and mains drainage.

#### Statutory Authorities

Cambridge City Council

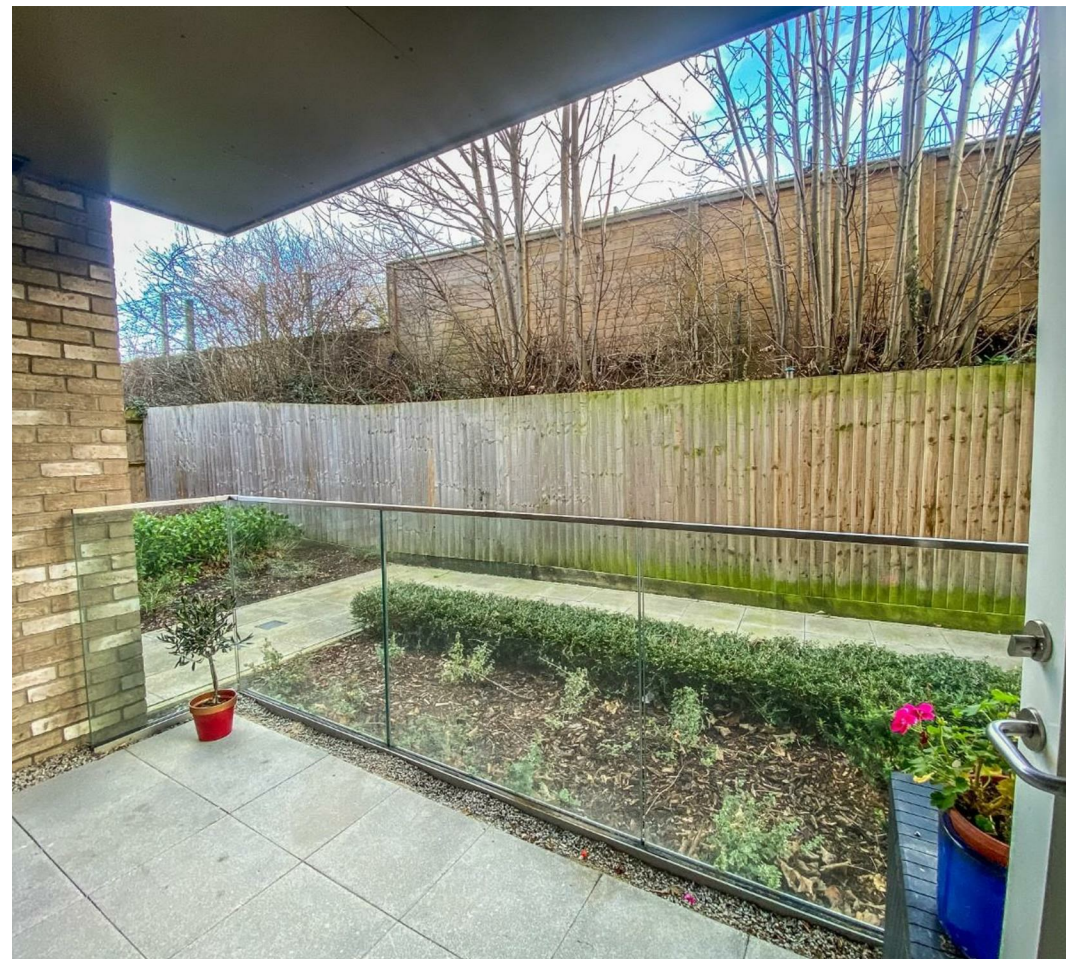
Council tax band - E

#### 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



**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.**