



Flat 1 Morley Court Baldock Way, Cambridge, CB1 7UU
Guide Price £335,000 Leasehold - Share of Freehold



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A WELL-APPOINTED GROUND FLOOR APARTMENT OFFERING SPACIOUS LIVING ACCOMMODATION AND COURTYARD GARDEN, SITUATED ON THE SOUTH SIDE OF THE CITY NEAR A VARIETY OF LOCAL AMENITIES AND GOOD TRANSPORT LINKS.

- Generous master bedroom • Spacious living accommodation • Excellent condition throughout • Courtyard garden • Allocated parking • Desirable south city location

Communal entrance hall - double bedroom – bathroom – entrance hall – living room – kitchen – courtyard garden – allocated parking

Morley Court is an attractive development of just 7 homes situated off Blinco Grove on Baldock Road, located on the south side of the city near good schooling and transport links. The building originates from 1927, however, having been thoughtfully reconfigured, now offers a range of practical homes. The property is of brick elevations under a pitched tiled roof and is in excellent condition throughout. The accommodation comprises communal entrance hall with intercom, internal entrance hall with storage cupboards for coats/shoes and access to all further accommodation. On the right-hand side the bathroom is fitted with white 3-piece suite including, bath with over shower, toilet and basin with mixer tap. Further through, the master bedroom is of a generous size and offers views of the courtyard garden as well as a substantial built-in double wardrobe. The living room is extremely light and spacious, boasting a dual aspect and access the garden via french doors. On the left-hand side, there is an opening leading to a well-equipped kitchen which is fitted with a range of floor and eye-level cabinetry, electric fan oven, 4-ring gas hob, extractor, dishwasher, space for washing machine and space for fridge freezer. Outside, there is allocated parking for one car and a walled courtyard garden with separate access to a bin/bike storage area. The garden is mainly block paved with an abundance of mature shrubs and planted beds.

Location

Morley Court is situated on Baldock Way, just off Blinco Grove and forms part of a popular residential area off Hills Road to the south of the city well placed for the city centre, railway station, Addenbrooke's Hospital and the Biomedical Centre. Local shopping is on Cherry Hinton Road and Cambridge Leisure with a wide range of restaurants, supermarkets and multi-plex cinema nearby. Morley Memorial Primary School and Hills Road Sixth Form college are a short walk away. There is private schooling available for all age groups in the vicinity including The Perse.

Tenure

Leasehold - share of freehold
Service charge £420 per annum

Services

All mains services connected

Statutory Authorities

Cambridge City Council

Fixtures and Fittings

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

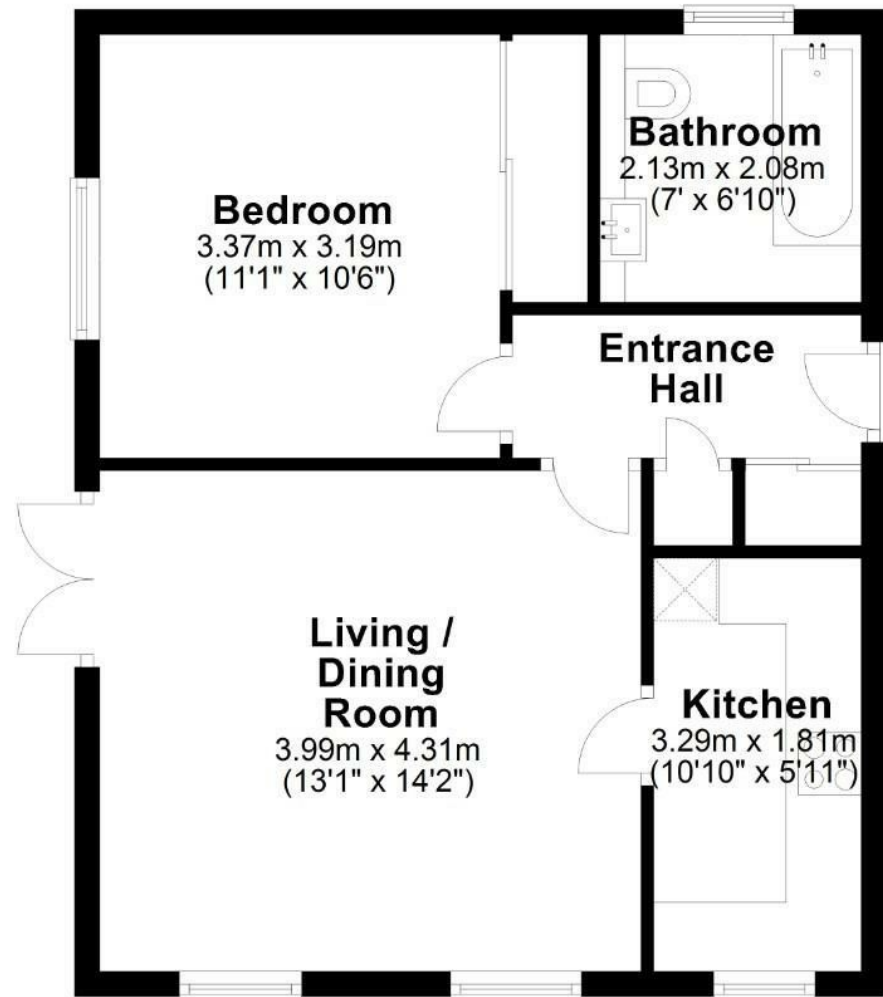
Viewing

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



Ground Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



Total area: approx. 45.8 sq. metres (493.0 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

