



Brooklyn Court Cherry Hinton Road,Cambridge CB1 7HF

welcome to

Brooklyn Court Cherry Hinton Road, Cambridge

A large two bedroom first floor retirement apartment in a popular south city location close to Addenbrookes hospital and access to Cambridge railway station.

Communal Entrance

With Stairs and lift to the first and second floors

Entrance Hall

Electric heater. Security Entry system. Storage cupboard. Airing cupboard. Doors to:-

Living Room

A lovely size room with views to the front. Two electric heaters. T.V and telephone points.

Kitchen

Comprising of a stainless steel sink unit. Plumbing for washing machine. A range of top and base units with roll top work surfaces over. Electric cooker. Electric hob. Emergency pull cord. It is the intention of the seller to leave all the appliances.

Bedroom 1

A good size double bedroom with views over the front. Built in wardrobes. Electric heater. Emergency pull cord.

Bedroom 2

A smaller double bedroom with views over the front. Electric heater. Emergency pull cord.

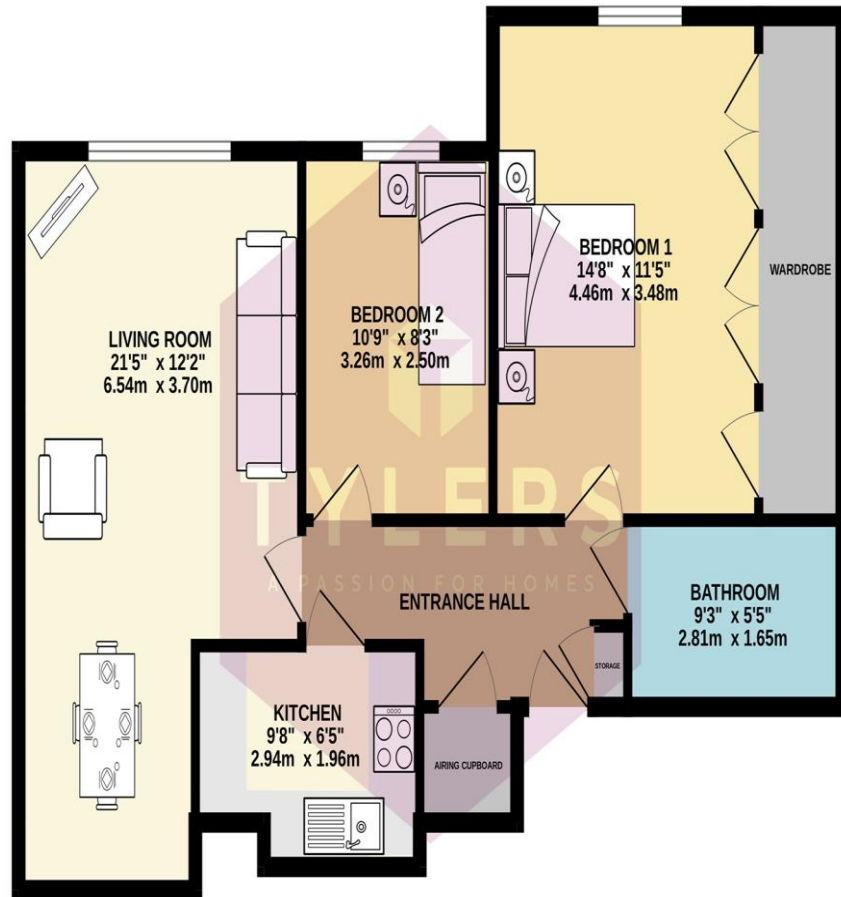
Bathroom

Comprising of a close coupled W.C. Wash hand basin. Panelled bath. Shower cubicle. Wall mounted electric fan heater. Heated electric towel rail. Electric extractor fan. Emergency pull cord.

Communal Gardens

Brooklyn Court and Burling Court adjoin each other and enjoy well tended communal gardens laid mainly to lawn with mature trees, shrubs and borders as well as the bench seat dotted around to take a well earned break to enjoy the gardens. There is also residence parking available.

GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.
Made with Metropix ©2025



welcome to

Brooklyn Court Cherry Hinton Road, Cambridge

- First Floor Retirement Apartment
- Two Double Bedrooms
- Large Living Room
- Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£150,000



view this property online sequencehome.co.uk/Property/CBE100019



Property Ref:
CBE100019 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Tylers is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01223 214400



cambridge@tylers.net



104 Cherry Hinton Road, CAMBRIDGE,
Cambridgeshire, CB1 7AJ



sequencehome.co.uk