

Alliance Court, Hills Avenue, Cambridge
CB1 7XE

Pocock + Shaw

16 Alliance Court
Hills Avenue
Cambridge
Cambridgeshire
CB1 7XE

A well presented and proportioned ground floor apartment with two double bedrooms, situated in a prime location off Hills Avenue just to the south of the City and offering easy access to a wide range of amenities including Addenbrookes Hospital and Cambridge Railway Station.

- 2 double bedrooms
- ground floor apartment
- Offered with no onward chain
- Large living room
- Refitted kitchen
- Prime residential location
- Garage available to rent



Guide Price £320,000







Alliance court, which is located just off Hills Road, is very well placed for the city centre, central railway station and access to all major routes. Local shopping at the junction of Cherry Hinton and Hills Road is close by, along with Morley Memorial Primary School. Both state and independent schools are also located on the south side of the city along with Long Road and Hills Road sixth form colleges. The property is within easy cycling distance of Addenbrooke's hospital and Biomedical Campus

Entrance hall With radiator, shelved cupboard, open to inner hall with further storage cupboard.

Kitchen With range of modern wall and base units with extensive work tops, inset sink and mixer tap, range of fitted appliances including fridge/freezer, electric oven, four ring gas hob, cooker hood, plumbing for washing machine, wall mounted Vaillant central heating boiler, double glazed window to front, radiator.

Living room With double glazed windows to both front and side, radiator.

Bedroom 1 With double glazed window to rear, radiator.

Bedroom 2 With double glazed window to rear, radiator, built in double wardrobe.

Bathroom With three piece white suite, panelled bath with tiled surround and fitted shower screen, mixer tap and shower attachment, low level wc, pedestal wash handbasin, double glazed window to rear, radiator.

Outside With well tended communal grounds with a selection of mature trees and communal car parking.

Services All mains services.

Tenure The property is Leasehold - 999 years from November 2021.

Service charge: £2247 p/a
Ground rent: No ground rent payable

There is a garage available to rent for approximately £300 p.a.

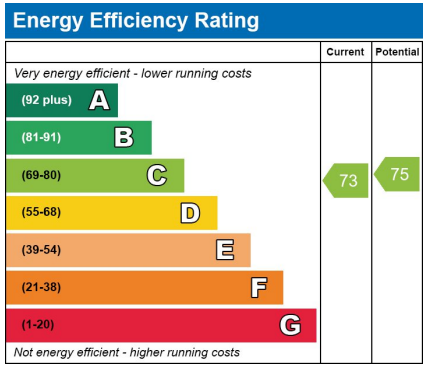
Council Tax Band C

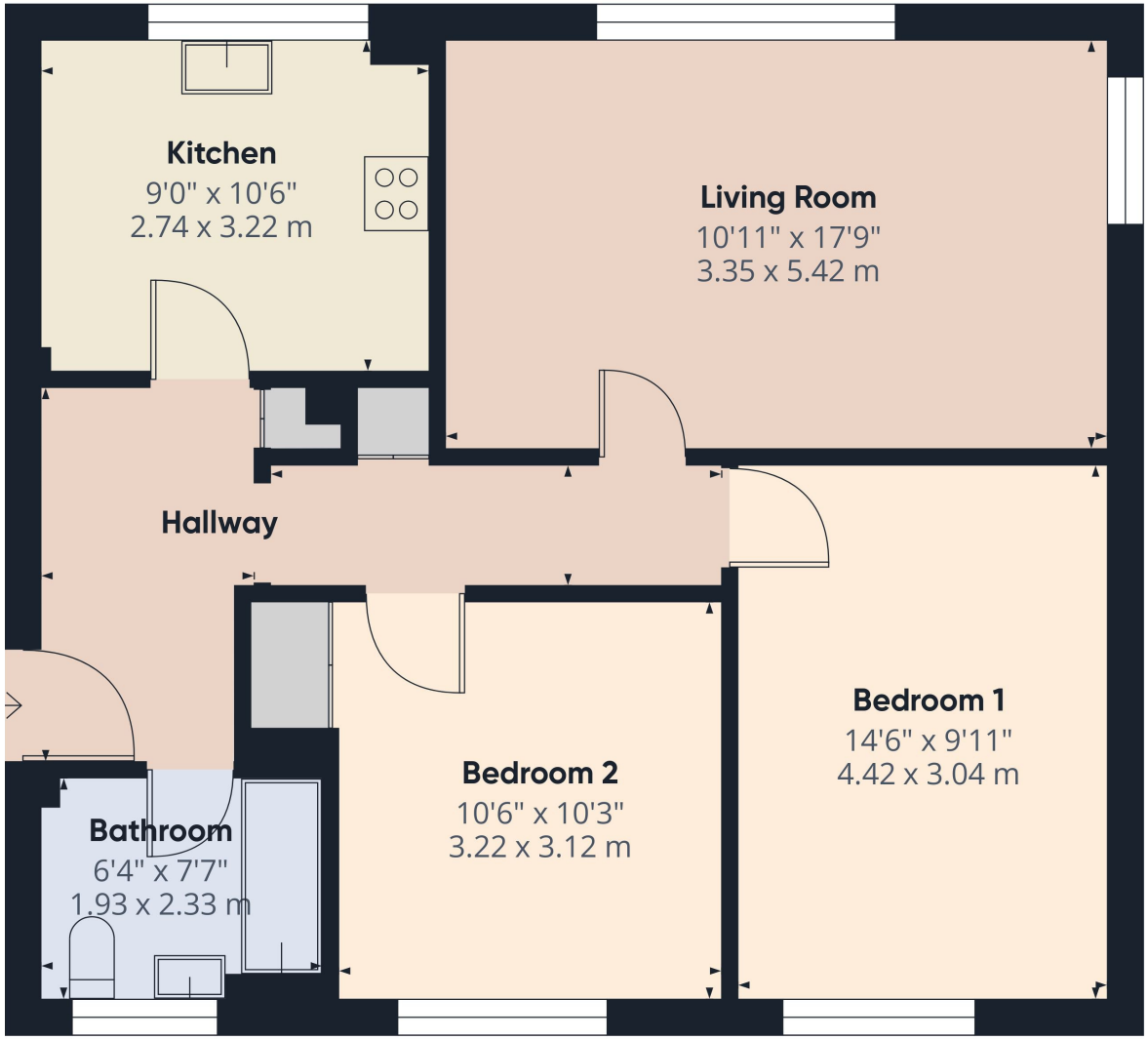
Viewing By Arrangement with Pocock + Shaw











Approximate total area

712 ft²

66.2 m²



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

Pocock+Shaw

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