



**135 GLENALMOND AVENUE**  
Cambridge

**Carter Jonas**



## 135 GLENALMOND AVENUE, CAMBRIDGE, CB2 8DH

- Cambridge City Centre - approx. 0.9 miles
- Cambridge Railway Station - approx. 1 mile
- Addenbrookes Hospital - approx. 1.8 miles

Open-plan living room & kitchen • Double bedrooms with fitted wardrobes • Bathroom with bath & separate shower • Balcony • Communal gardens & grounds • Allocated parking • Bicycle & bin store • No onward chain • EPC rating B

### DESCRIPTION

The property features a spacious living room with patio doors leading out to the private balcony which is open-plan to the fitted kitchen. There is a useful utility/storage cupboard, with plumbing for washer/dryer and a further cloaks cupboard.

The bedroom has built-in wardrobes and there is a contemporary, stylish bathroom with shower over bath. The apartment benefits from underfloor heating throughout.

The building in which the apartment sits occupies a very pleasant elevated position to the back of the development with views over the communal gardens. There is lift and stair access to the property. There is a large balcony overlooking the gardens and communal areas. A useful and secure gate around the back of the building leads to steps down to the cycle/pedestrian path directly to the station and the hospital. There is also allocated parking and a bin and bicycle store.

### LOCATION

Glenalmond Avenue is located within a vibrant area of the city within easy walking distance of a number of leisure facilities, including a sports centre in Hills Road, with indoor and outdoor tennis courts, gym and Cambridge Leisure, a complex to the north of Cherry Hinton Road which has a number of cafes, bars, hotel, supermarket, ten pin bowling and multiplex cinema.

**VERY WELL PRESENTED ONE BEDROOM UPPER FLOOR APARTMENT WITH BALCONY AND PARKING OCCUPYING A VERY PLEASANT POSITION IN THIS PRESTIGIOUS DEVELOPMENT CLOSE TO THE CITY CENTRE, RAILWAY STATION AND HOSPITAL. OFFERED WITH NO ONWARD CHAIN.**



London commuters are particularly well served with a mainline railway station within about half a mile with services to King's Cross and Liverpool Street in about 52 minutes and 67 minutes respectively. The M11 (Junction 11) is about 2.5 miles away providing access to Stansted Airport and the M25. Glenalmond Avenue benefits from direct access to the guided busway which connects with Huntingdon, Cambridge Science Park and Addenbrooke's Hospital/Biomedical Campus.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold - approx 990 years

**Ground Rent:** Approx. £250.00 per annum

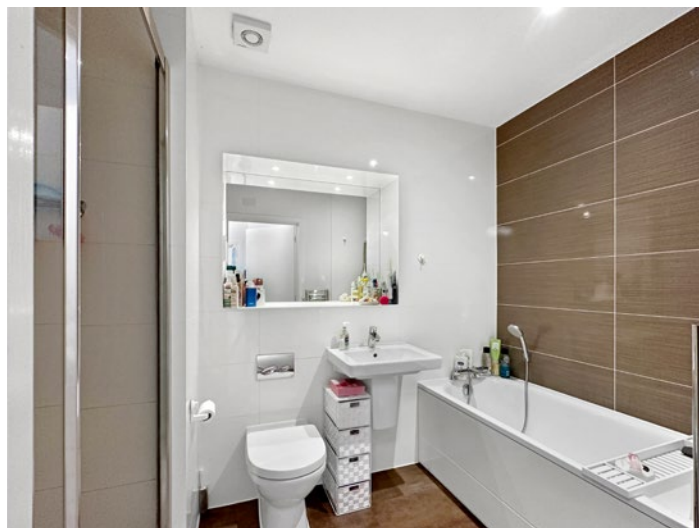
**Service Charge:** Approx £3,410.00 per annum

**Services:** Mains electricity, gas, water and drainage.

Underfloor heating

**Local Authority:** Cambridge City Council

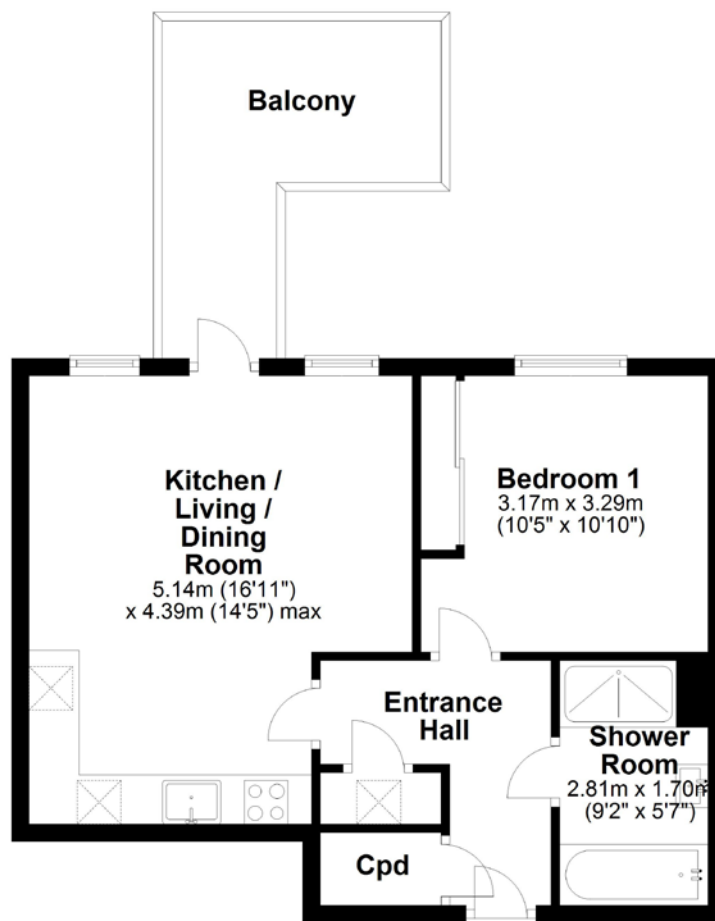
**Viewings:** Strictly by appointment with the Selling Agents  
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## Floor Plan

Approx. 44.2 sq. metres (475.3 sq. feet)



Total area: approx. 44.2 sq. metres (475.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> | 82                      | 82        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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