



Burling Court, Cambridge CB1 8EB

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welcome to

Burling Court, Cambridge

A second floor two bedroom apartment, set within this well-established and highly regarded development exclusively for the over 60s with easy access to all facilities.

Location

Burling Court is exceptionally well located for easy access to Addenbrooke's hospital and city alike. Burling Court is a development built in the 1980s for the over 60s and is set just back from Cherry Hinton Road. This is a popular development due in part to its well-tended grounds, near central position and proximity and wide range of local facilities which include a Co-op supermarket, doctors' surgery and bus stop. Anchor Hanover Housing Association are the freeholders and look after the building, also providing a warden shared with Brooklyn Court.

Accommodation

Communal Entrance Hall

communal entrance door into carpeted hallway with stairs and lift to all floors.

Entrance Hall

storage cupboard, Airing cupboard housing water tank and immersion heater. Security Entry Phone system. Night storage cupboard. Doors to:-

Living Room

with electric storage heater, double glazed window to front aspect. Pull cord for emergencies. T.V and Telephone points. Access to:-

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 and hob. Extractor fan. Double glazed window. Electric fan heater.

Bedroom 1

with built in wardrobes. Double glazed window to side aspect. Night storage heater. Emergency pull

cord.

Bedroom 2

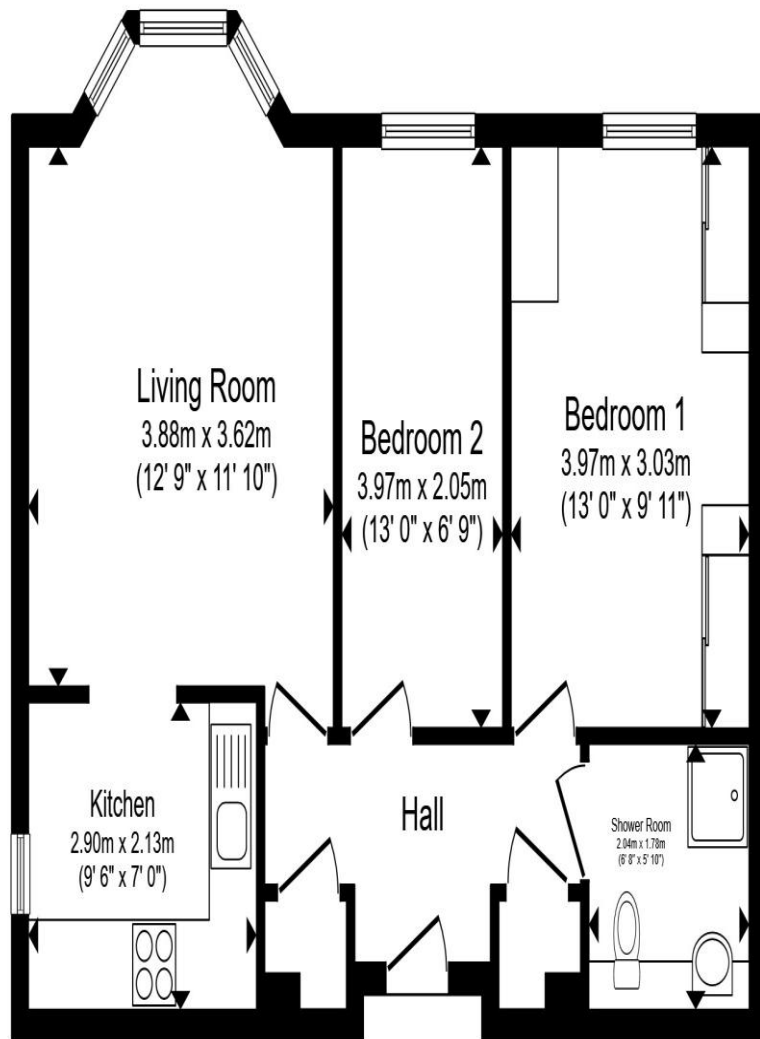
double glazed window to side aspect. Electric panel heater. Emergency pull cord.

Shower Room

comprising of a low level W.C. Shower cubicle. Vanity wash hand basin. Heated towel rail. Extractor fan.

Outside

The property is situated on the second-floor of this well-maintained development, constructed in 1989. The property benefits from a lift, pleasant communal garden and car park, on-site warden, and is restricted to residents over-60's. There is resident's parking available but not allocated.



Total floor area 53.6 m² (577 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to Burling Court, Cambridge

- Second Floor Retirement Apartment accesses via a lift
- Two Bedrooms
- Living Room
- Kitchen
- Shower Room

Tenure: Leasehold EPC Rating: E

Service Charge: 2715.48

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 13 Apr 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



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Property Ref:
HIS100272 - 0006

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