

EPC  
B

TuckerGardner

Glenalmond Avenue, Cambridge, Cambridgeshire, CB2 8DH

Guide Price £385,000



**TuckerGardner**

Glenalmond Avenue is located to the south of the city, just off Fitzwilliam Road. Within close proximity to Cambridge railway station with regular rail services to London plus also within reach of Addenbrookes Hospital. This incredibly spacious, modern fifth floor apartment is located in the Cyan building of this popular development. Opening up to 764 sq ft, this is a wonderful opportunity to acquire a high spec apartment that can be moved straight into.

Featuring large entrance hall with storage cupboard for washing machine / tumble dryer, open plan living room and kitchen and decked balcony with far reaching views. The kitchen features a range of base and eye level units with integrated appliances such as fridge freezer, oven and hob and dishwasher.

Both bedrooms are double in size, with the master benefitting from built in double wardrobe and en-suite with w.c, wash basin and fitted shower cubicle with concertina door.

Further benefits include allocated parking space and secure bike store.

Additional information:

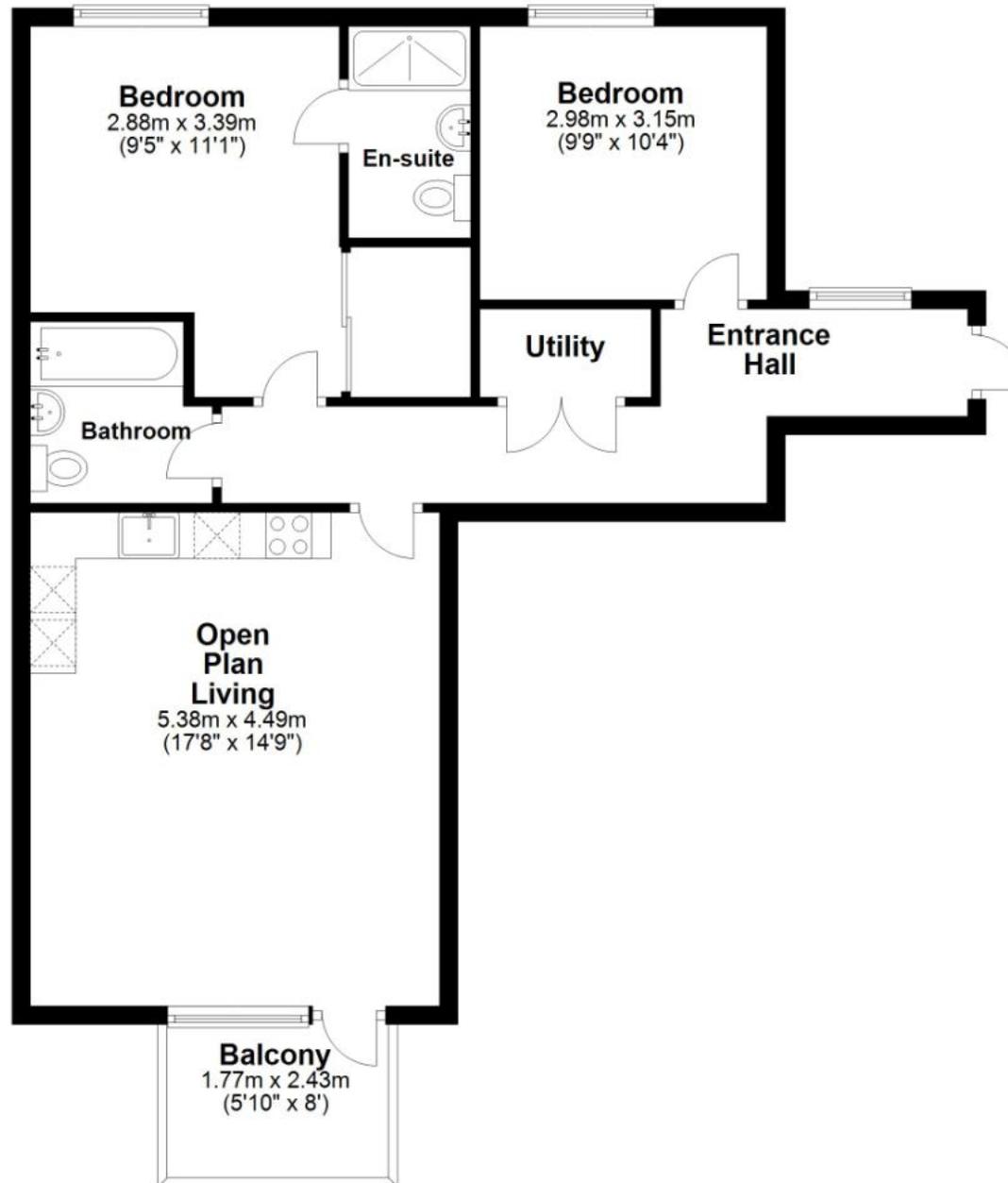
Tenure: Leasehold 990 years from 2013. Ground rent: £250 per annum.

Service charge: £1991.69 per annum.



## Fifth Floor

Approx. 68.6 sq. metres (738.8 sq. feet)



Total area: approx. 68.6 sq. metres (738.8 sq. feet)



TuckerGardner

Viewing arrangement by appointment 01223 350800

cambridge@tuckergardner.com

51 Hills Road, Cambridge, CB2 1NT

**tuckergardner.com**



Countrywide | Land & New Homes | Auctions | Mortgage Services | Surveys | Conveyancing

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. **Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.**

A member of Countrywide plc. Countrywide Estate Agents, trading as Tucker Gardner, registered office: Countrywide House, 88-103 Caldecotte Lake Drive, Caldecotte, Milton Keynes, MK7 8JT. Registered in England No. 789476 | Code: AngliaEA\_CMG\_CMG180438\_PL4PL\_8

