



FELBRIGGE HOUSE
Hills Road

Carter Jonas

FELBRIGGE HOUSE, HILLS ROAD, CAMBRIDGE, CB2 1NF

- Cambridge City Centre - approx. 0.5 miles
- Cambridge Railway Station - approx. 0.3 miles
- Addenbrookes Hospital - approx. 1.5 miles

First floor apartment with stair & lift access • Reception room • Kitchen • 2 Double bedrooms • 2 Bath/shower rooms • Allocated parking • Secure bicycle & bin storage • EPC rating C

DESCRIPTION

Felbrigge House is an exclusive and extremely well-located development of just 8 apartments, designed to blend the handsome Victorian period building to the front with a more contemporary addition to the rear. It occupies a superb position within walking distance of many varied amenities, the railway station and the city centre.

No 5 is situated on first floor and is accessed via secure communal entrance doors giving access to the lobby, staircase and lift to the upper floors. The property offers over 800qft of well-laid out and well-presented accommodation with a large reception room with feature fireplace and sash windows to the front, a fully-fitted kitchen with good range of integral appliances, two double bedrooms (one with extensive fitted wardrobes) and two bath/shower rooms (one being en-suite to the principal bedroom).

OUTSIDE

The property is approached over a shared driveway giving access to the allocated private parking for residents only. Each apartment has a numbered space. There is a pleasant area of communal gardens which are attractively planted with established shrubs etc along with secure bicycle storage (for each apartment) and bin storage.

AN IMPRESSIVE TWO BEDROOM CITY APARTMENT SITUATED ON THE FIRST FLOOR OF THIS HIGHLY-REGARDED NICHE DEVELOPMENT WITH EXCELLENT ACCESS TO THE CITY CENTRE AND RAILWAY STATION.



LOCATION

Felbrigge House is situated just 0.5 miles from city centre in a thriving and convenient area of the city. There are excellent and varied local amenities on the door-step including convenience stores, cafes and restaurants, good public houses as well as the lovely Botanic Gardens, just across the road. For those with children, the area is in the catchment for highly rated primary and secondary schooling as well as varied independent and private schools in the city. Commuter links are also excellent with Cambridge mainline railway station, into London etc, just a short walk/bicycle ride away. Addenbrooke Hospital is 1.5 miles along Hills Road with mainline bus services running to the site, as well as the city centre.

ADDITIONAL INFORMATION

Tenure: Leasehold 193 years remaining

Ground Rent: Peppercorn

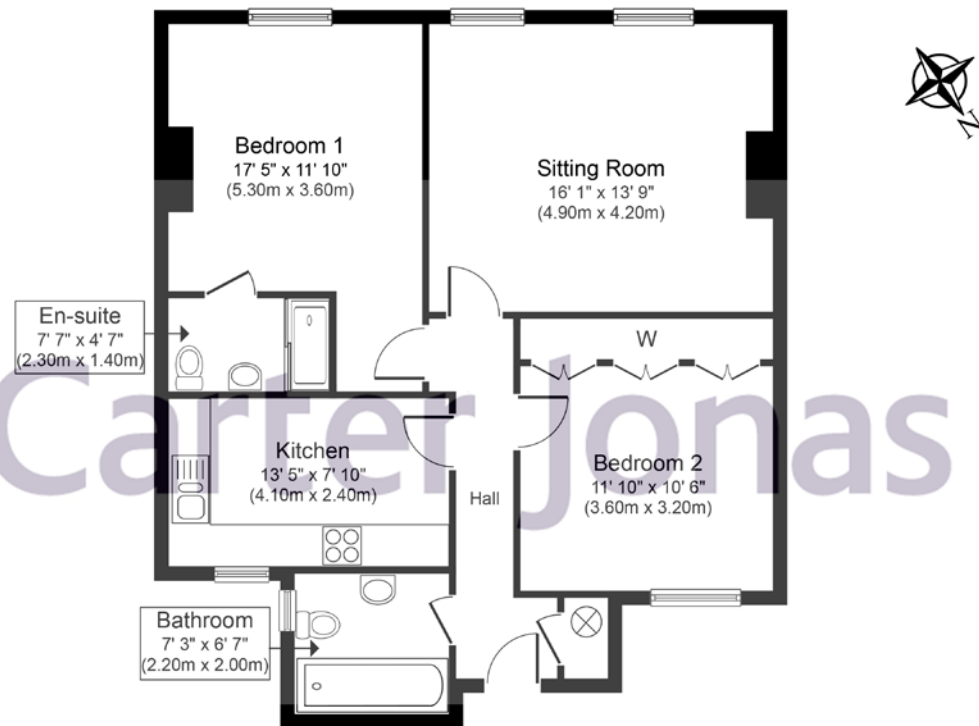
Service Charge: Approx. £4,080 per annum

Services: All main services are connected

Local Authority: Cambridge City Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





Approximate Floor Area
815 sq. ft.
(75.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

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