



62 sqm / 671 sqft

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Secure

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Communal gardens

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2016

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Private balcony

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EPC - B / 85

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2 bed, 1 recep, 1 bath

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Council tax band - D

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Lilywhite Drive

A smart, second-floor apartment with a south-facing balcony and secure undercroft parking. The property is conveniently situated within 15 mins walk of Cambridge city centre and is within easy reach of Jesus Green and the River Cam.



Offers Over  
£405,000



This luxurious apartment forms part of popular development overlooking an attractive green, within easy reach of Cambridge North and the city centre. The property is finished to a high standard, complete with high speed fibre optic broadband connected, built in connections for SkyTV and boasts a lovely south-facing balcony.

There is a current service charge of approximately £2016 per year with ground rent of £350 per year. The lease has about 243 years remaining.

The entrance hall has space for coats/footwear and a large storage cupboard. The open-plan kitchen / dining / living room is light and airy, benefits from southerly aspects and floor-to-ceiling windows.

The kitchen has been fitted with a contemporary range of units and includes various integrated Smeg appliances including a dishwasher. The apartment is underfloor heated throughout, controlled independently in each room.

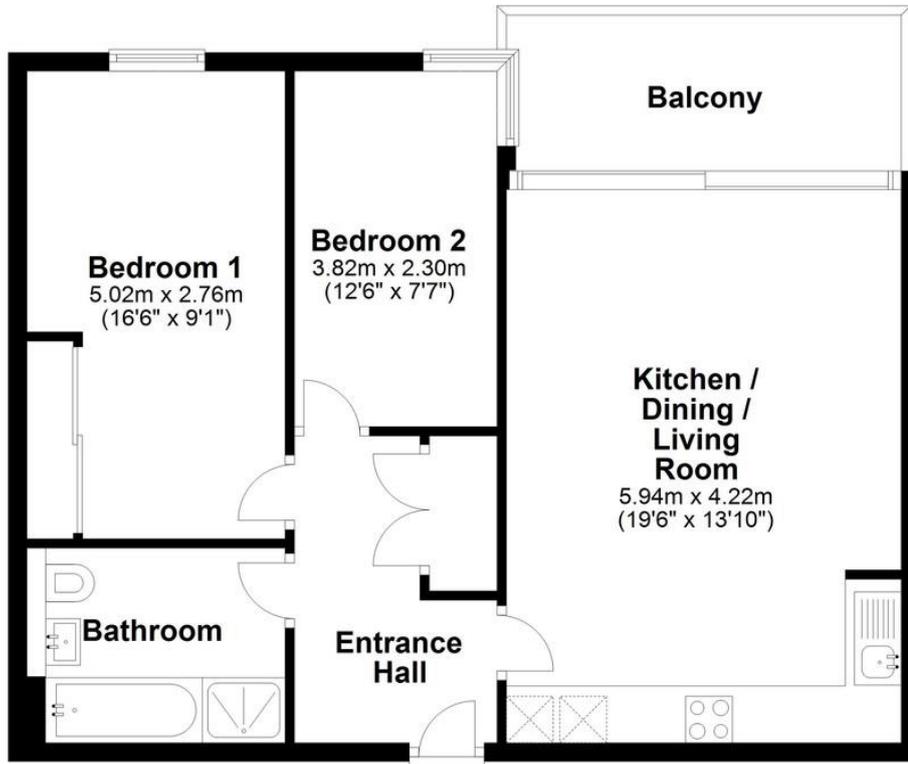
There are 2 double bedrooms, the master being particularly spacious and including built-in sliding wardrobes and made to measure wooden shutters. The bathroom has been fitted with a modern 4-piece-suite and is complemented by attractive tiling and a heated towel rail.

Fellows House is set just off Milton Road via Westbrook Drive. The building fronts onto delightful communal gardens. This apartment has its own secure allocated undercroft parking bay (No.93). There is plenty of visitors parking and secure communal bike store for the building.



## Floor Plan

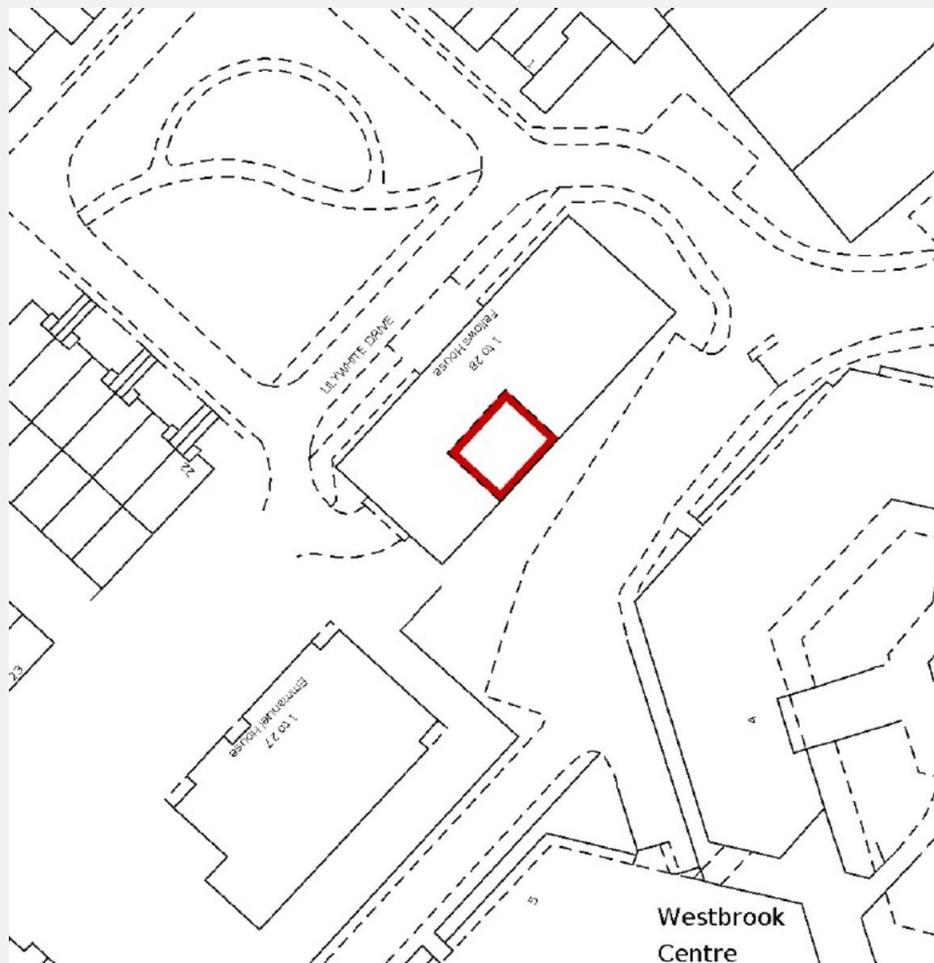
Approx. 62.3 sq. metres (671.1 sq. feet)



Total area: approx. 62.3 sq. metres (671.1 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Total area:  
Approx. 62 sqm  
(671 sqft)



Fellows House, Lilywhite Drive forms part of a superb modern development located on the north side of the city just off Milton Road, close to the Westbrook Centre. Nearby there are a number of facilities including a Co-op, butchers, farm shop, restaurants, public houses, pharmacy and dentists along with the open green spaces of Jesus Green and Midsummer Common along the beautiful river Cam. All within 2 mins walk.

Just a short walk away (approx. 15 mins) is Cambridge City Centre with its combination of ancient and modern buildings, winding lanes, excellent choice of pubs, bars, restaurants and wide range of shopping facilities.

Cambridge Regional College and the Science Park are close by as is the new Cambridge North Railway Station with direct links to London. Nearby primary schools include The Grove and Milton Road and the Ofsted Outstanding Chesterton Community College for 11-16 year olds is less than 1.5 miles away.

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