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67 sqm / 728 sqft

Secure parking

Leasehold

2016

First floor apartment

EPC - B / 83

2 bed, 1 recep, 2 bath

Council Tax Band - E

Knighthly Avenue

An outstanding first floor apartment with parking and a south-facing balcony, offering beautiful views over The Gog Magog Hills.



Guide Price  
£425,000





No.65 sits on the southern edge of the development and features wonderful views over the adjoining countryside and Gog Magog Downs.

charge of around £2042 paid yearly and ground rent of £400 paid yearly.

The spacious entrance hall provides access to a stylish bathroom, finished with a modern white suite and complemented by attractive tiling, inset spotlights and a heated towel rail. There is also a useful built-in storage cupboard with space for coats and footwear.

Of particular note is the property's impressive open-plan kitchen/living/dining room, which is wonderfully light and benefits from a triple aspect and a balcony offering delightful views across open countryside.

The kitchen has been fitted with an attractive range of units; integrated appliances include a fridge/freezer, washer/dryer, dishwasher, oven and electric hob with extractor over.

There are two double bedrooms, bedroom one is particularly spacious and also has built-in wardrobes, coupled with an en-suite shower room, finished with a smart high specification suite including a large walk-in shower.

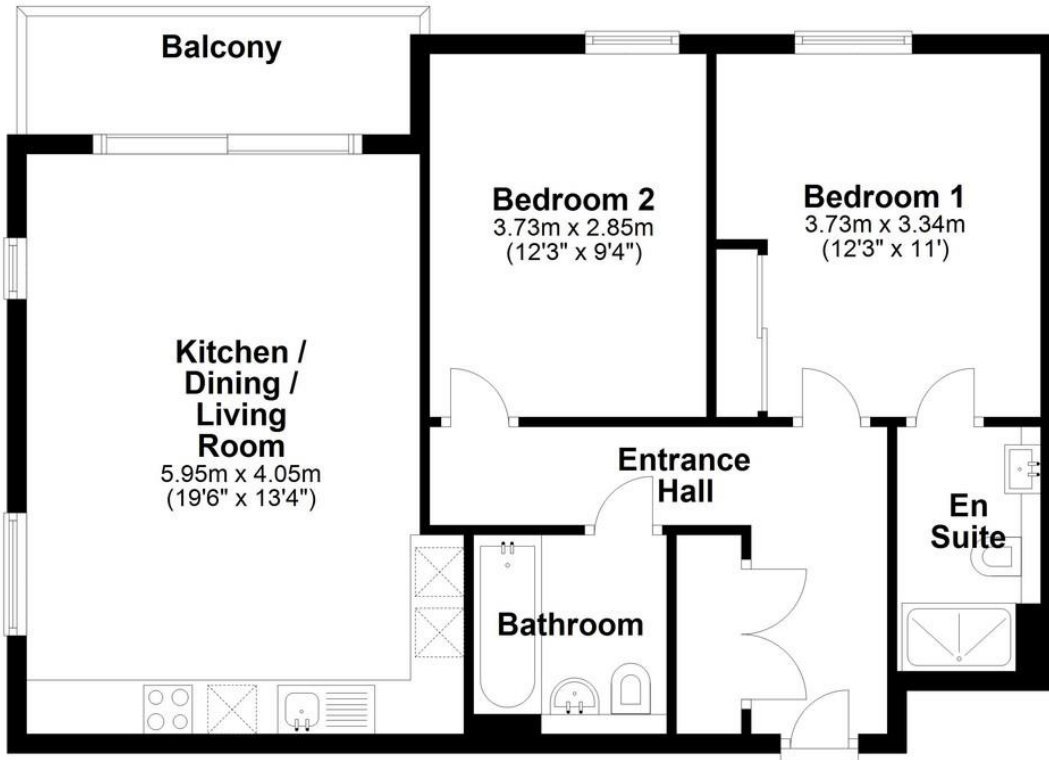
Outside, there is a sheltered allocated parking space and a bike storage room. The communal entrance halls are bright and well maintained and there is a lift.

The lease has about 246 years remaining and there is a current service



## Floor Plan

Approx. 67.7 sq. metres (728.3 sq. feet)

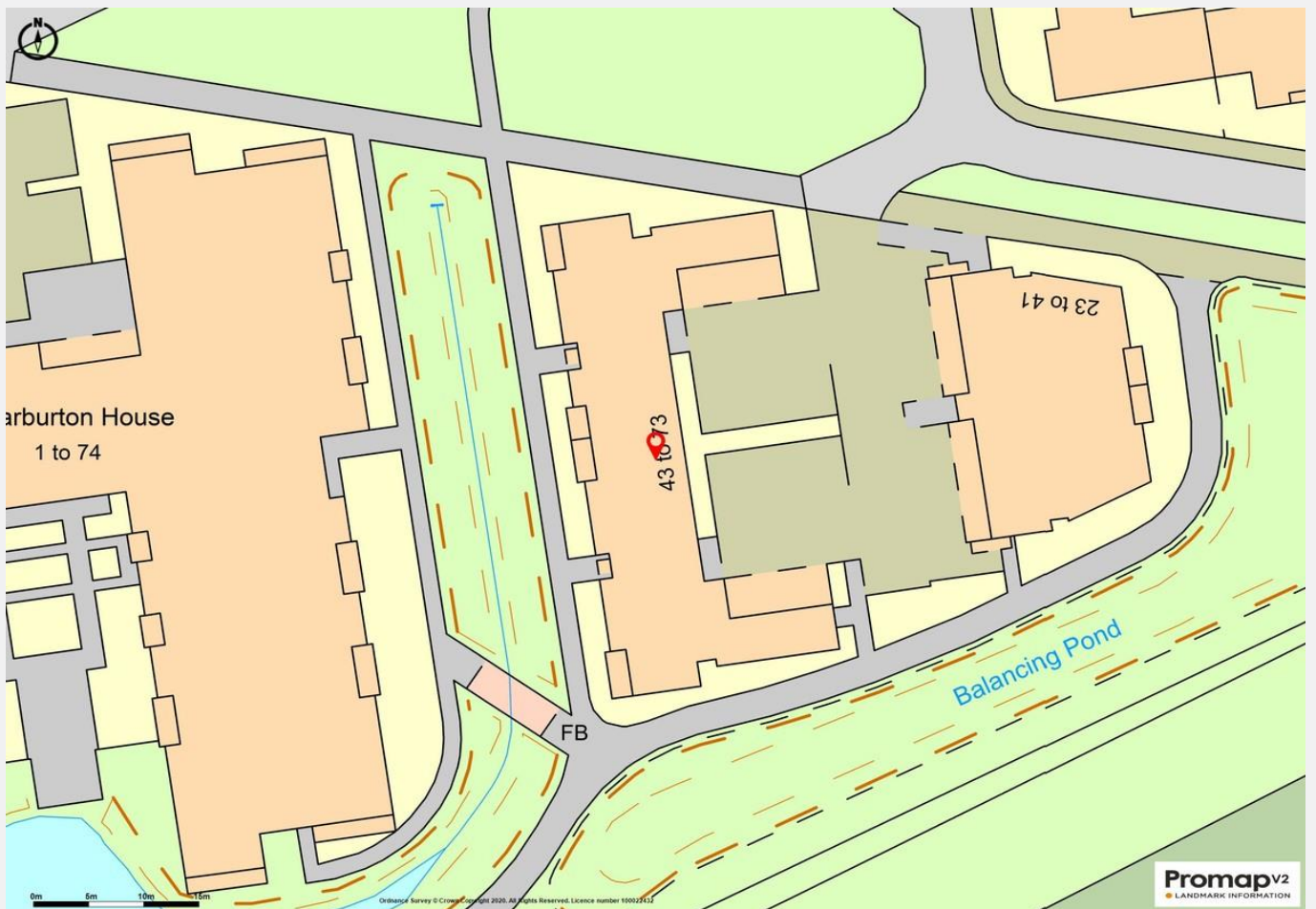


Total area: approx. 67.7 sq. metres (728.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

Total area:  
Approx. 68 sqm  
(728 sqft)





Built by Hill Residential in 2016, Knightly Avenue forms part of the prestigious Ninewells development, which is situated on the south side of the city. Built to an extremely high specification, number 65 is beautifully presented and combines the best of contemporary living with a beautiful natural environment.

The development adjoins open countryside and benefits from outstanding views towards the Gog Magog Downs. Carefully designed to embrace and protect its natural environment, the development includes wide avenues, footpaths, green spaces, wet and dry attenuation ponds and varied planting. Addenbrooke's Hospital/Biomedical Campus, is within a quarter of a mile of the property and easily accessible on foot or by bicycle.

The property is also well placed for access to the Babraham Institute and Granta Park, about 4 and 6 miles respectively. Cambridge offers extensive cultural and shopping facilities together with an outstanding choice of independent schools and sixth form colleges, many of which are within close proximity. Golf enthusiasts are particularly well served with the highly acclaimed Gog Magog Golf Club (providing two 18 hole courses) within a third of a mile.

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