



Knightly Avenue, Cambridge

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**STRUTT  
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## 73 Knightly Avenue Cambridge CB2 0AN

A stylish modern two-bedroom apartment in a sought-after south Cambridge setting

Cambridge city centre 2.3 miles, Cambridge mainline station 2.3 miles (53 minutes to London Kings Cross), M11 (Jct 11) 3.3 miles, Stansted Airport 24 miles, Very close to Addenbrooke's Hospital (less than 5 minutes)

Sitting area | Dining area | Kitchen | Principal bedroom with en suite shower room | 1 Further bedroom | Family bathroom | Balcony | Parking EPC rating B

### The property

73 Knightly Avenue is a beautifully appointed contemporary apartment, set in a modern development. The apartment is located on the second floor of the building and offers two bedrooms and light, airy accommodation, as well as views across the grounds and the countryside beyond.

The main reception area is the 25ft sitting room, dining room and kitchen. There is space for a seating area and a family dining table, while sliding glass doors open onto a west-facing balcony. The kitchen itself has sleek fitted units to base and wall level, as well as integrated appliances by Bosch.

There are two bedrooms, including the principal bedroom which has built-in storage and an en suite shower room. There is also a family bathroom with an over-bath shower.

### Outside

The apartment building is set in highly attractive communal grounds, which combine landscaped gardens and shared children's play areas with more wild, natural features. There is allocated

parking in the shared parking area at the centre of the block, while further parking is available in bays around the development. The apartment itself has its own private balcony, providing space in which to relax and enjoy the views across the grounds and nearby countryside.

### Location

The property is located in a desirable south Cambridge position, just two and a half miles from the city centre and with easy access to the beautiful countryside surrounding the city. There are local shops within easy reach on Hills Road, as well as further shops and amenities on Mill Road. The centre of the city with its excellent shopping, leisure and cultural facilities, is easily accessible too. There are several good schools nearby, including the outstanding-rated Spinney Primary School and Hills Road Sixth Form College, as well as a number of independent schools, including The Perse School and Abbey College. The property is conveniently located for Cambridge mainline station, which offers a fast and efficient service to London King's Cross (53 minutes) with plans for Cambridge South railway to be going ahead shortly, while the M11 is just three miles away. The property is a stone's throw away from Addenbrookes hospital and for those who may be on call this property is situated in the beeper zone of the hospital.

### Directions

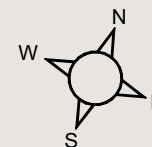
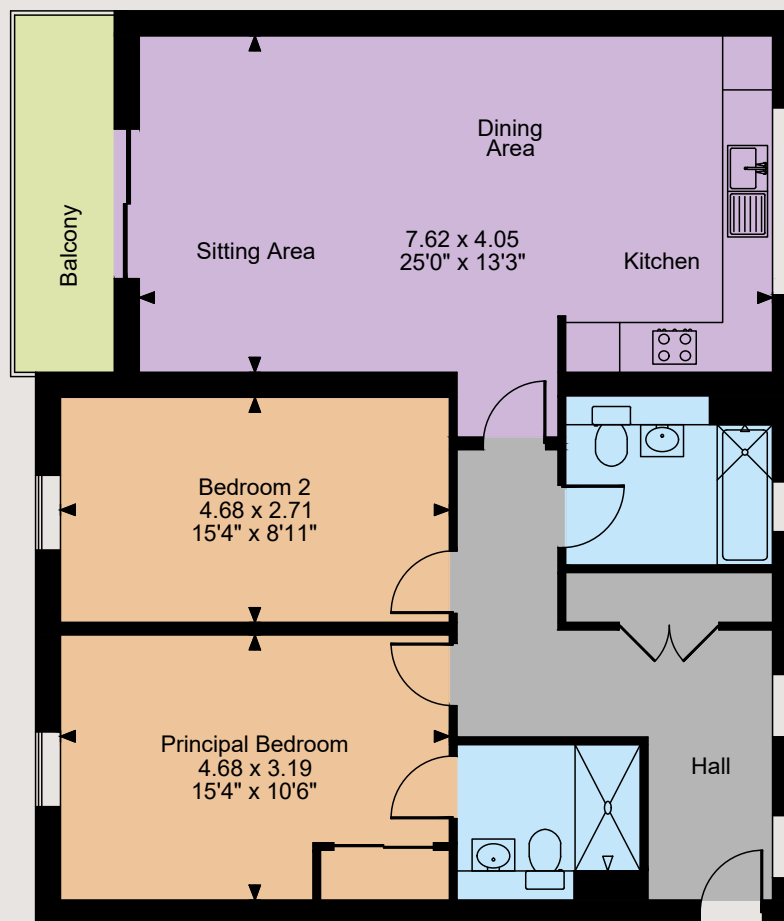
From Strutt & Parker's Cambridge office, head south on Hills Road. After 1.5 miles, take the second exit at the roundabout to stay on Hills Road and then continue onto Babraham Road. Turn right onto Knightly Avenue and after 0.3 miles, as you arrive at the green, you will find the property on your left.







Floorplans  
House internal area 915 sq ft (85 sq m)  
For identification purposes only.



## General

**Local Authority:** Cambrudge City Council

**Services:** Mains water, electricity and drainage.  
Underfloor heating throughout.

**Council Tax:** E

**Tenure:** Leasehold

**Service Charge:** £3037 pa

**Ground Rent:** £400 pa

**Lease Length:** 244 years (expires 2268)

**Guide Price:** £450,000

## Cambridge

66-68 Hills Road, Cambridge CB2 1LA

**01223 459 500**

cambridge@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

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