



**THE GRANGE**  
Glebe Road, Cambridge

**Carter Jonas**



## THE GRANGE, GLEBE ROAD, CAMBRIDGE, CB1 7TL

- Addenbrooke's Hospital - Less than 1 mile
- City Centre - approx. 1.5 miles
- Cambridge Railway Station - approx. 1 mile

Vastly popular position • 2 Bedrooms • 2 Bathrooms  
• Around 800 sq.ft of accommodation • Allocated gated parking • Moments from Addenbrookes • Well presented throughout • EPC rating C

### DESCRIPTION

A particularly well-presented two bedroom first floor apartment boasting a vastly popular setting off of Hills Road in Cambridge within 'The Grange' development.

The accommodation measuring around 800 sq.ft offers an entrance hall, sitting room, kitchen, two bedrooms and two bathrooms. Additionally boasting a balcony and a well-kept communal entrance.

### OUTSIDE

Externally offering allocated parking within the gated development. The grounds to the rear of the property are truly stunning and tranquil with paved terraces and well maintained lawns.

### LOCATION

The Grange occupies a rather special and tranquil tucked-away position just off this most desirable and highly sought after tree-lined road off Hills Road about 1 miles south of the city and so conveniently located for access to Addenbrooke's Hospital, station, major routes and the city centre.

## A WELL-PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT SET WITHIN THE PRESTIGIOUS 'THE GRANGE' DEVELOPMENT SITUATED OFF OF HILLS ROAD IN CAMBRIDGE.





## ADDITIONAL INFORMATION

**Tenure:** Share Of Freehold

**Service Charge:** Approx. £3,600 per annum

**Services:** Gas fired central heating. Mains water, gas, drainage and electricity

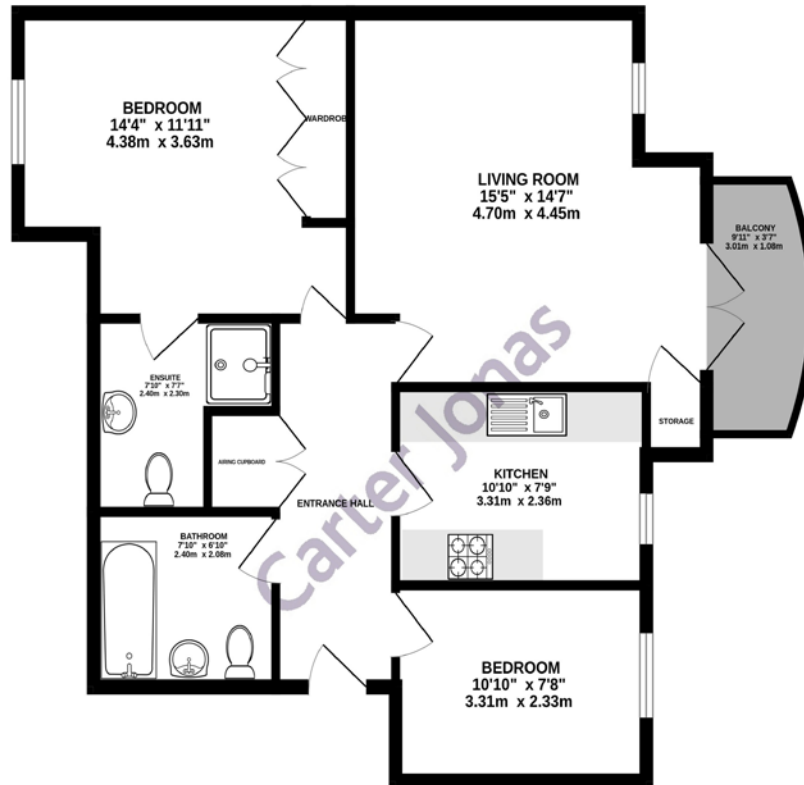
**Local Authority:** Cambridge City Council

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





1ST FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



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TOTAL FLOOR AREA: 725 sq.ft. (67.3 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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