



**78 SCHOLARS COURT**  
Harrison Drive, Cambridge

**Carter Jonas**

## 78 SCHOLARS COURT, HARRISON DRIVE, CAMBRIDGE, CB2 8EF

- Cambridge City Centre - approx. 1.4 miles
- Cambridge Station - approx. 0.7 miles
- M11 - approx. 3 miles

3 Bedrooms • Open-plan kitchen/living room • 2 En-suites • Family bathroom • Balcony • Secure undercroft parking • EPC rating B

### DESCRIPTION

Telephone entry system allows access to the main building where there is a lift in addition to stairs to all floors. The apartment is located on the second floor.

Spacious entrance hall with two generous storage cupboards and laundry cupboard housing cistern for heated water and underfloor heating from the communal hot water plant.

Dual aspect, bright and spacious open-plan living/kitchen with glossed cabinetry, integrated appliances, Amtico flooring and LED lighting, access to a private balcony with views to the front elevation.

Two double bedrooms with en-suite facilities, principle bedroom with built-in wardrobes and balcony, further bedroom and main bathroom.

### OUTSIDE

Secure undercroft parking space.

**CONTEMPORARY AND WELL PROPORTIONED THREE BEDROOM APARTMENT EXTENDING TO 1147 SQ FT, SITUATED ON THE SECOND FLOOR IN THIS PRESTIGIOUS DEVELOPMENT TO THE SOUTH OF THE CITY.**



## LOCATION

The development is accessed via a shared entrance with Homerton College along Hills Road and situated at the end of a no-through road, close to College playing fields. Conveniently situated with Cambridge railway station located approximately one mile away with services to London from around 48 minutes, this location would prove convenient for the commuter. Addenbrookes Hospital and Bio Medical Campus situated under one mile away as well as Hills Road and Long Road Sixth Form Colleges.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold - 125 years from September 2016

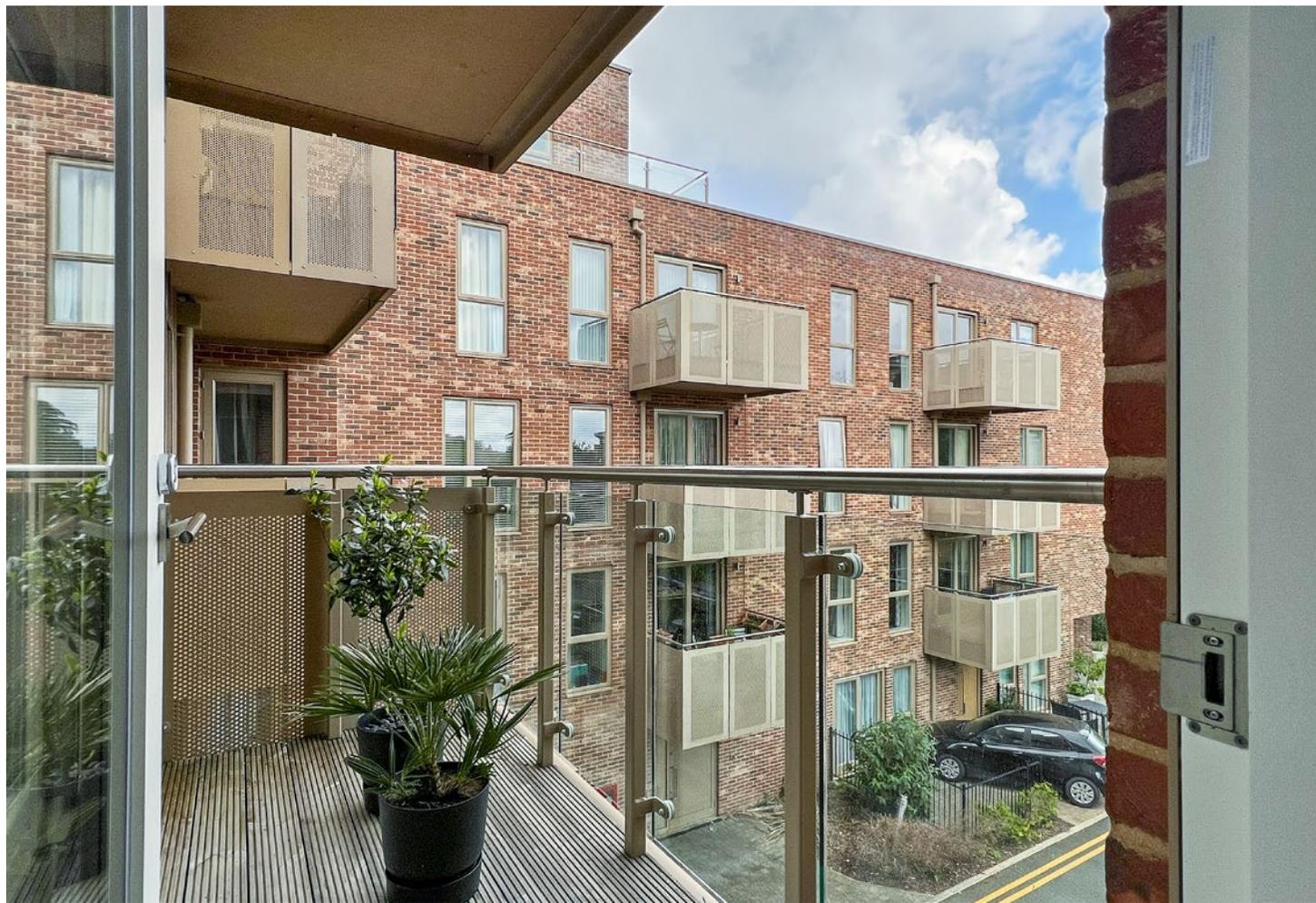
**Ground Rent:** £450 per annum

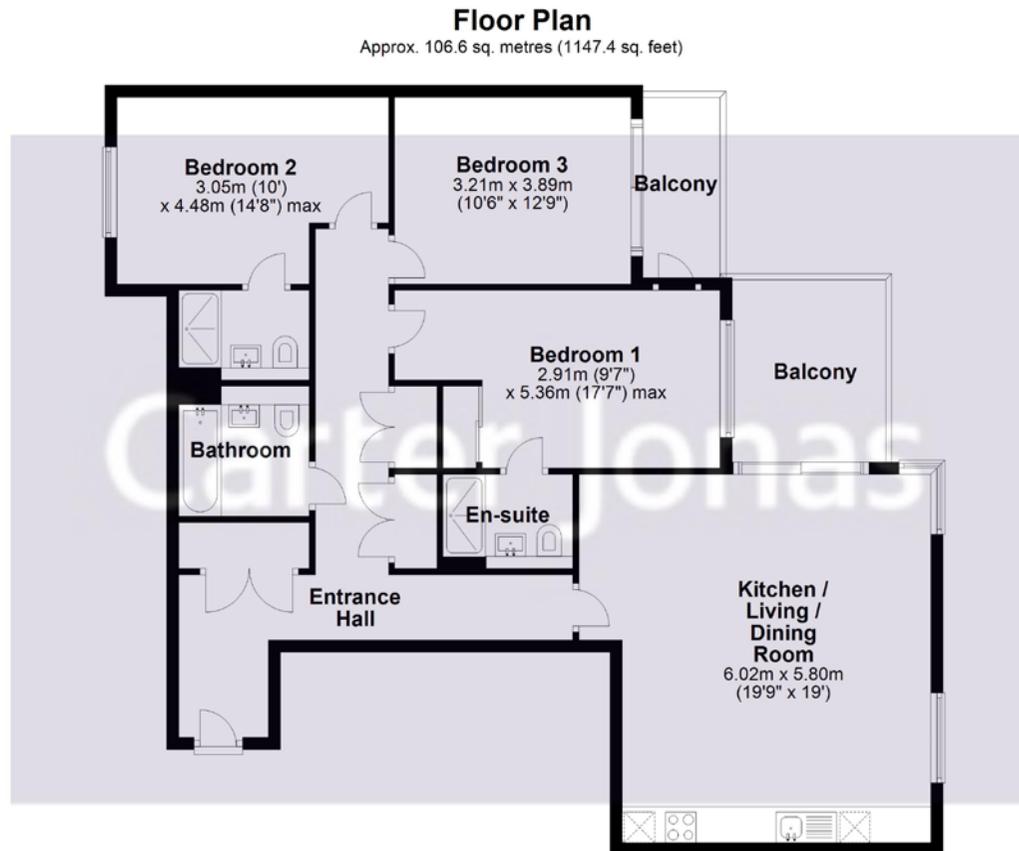
**Services:** £1350 per annum

**Services:** All main services

**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the Selling Agents  
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Total area: approx. 106.6 sq. metres (1147.4 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(69-80)	<b>C</b>		
(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			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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