



## 17 THE LEVELS

150 Hills Road, Cambridge

Carter Jonas

## 17 THE LEVELS, 150 HILLS ROAD, CAMBRIDGE, CB2 8PB

- Cambridge Railway Station - approx. 0.4 miles
- Cambridge North Station - approx. 2.6 miles
- Shelford Station - approx. 2.8 miles

High specification · Bright & spacious accommodation  
· En-suite facilities · Underfloor heating · South-facing balcony  
· Secure allocated parking · EPC rating C

### DESCRIPTION

The property is situated within The Levels which is a prestigious and contemporary scheme, centrally located on Hills Road, close to the railway station and City Centre.

The apartment is accessed via a comfortable communal lobby area and leads to all accommodation. The kitchen/dining/living room provides a lovely open-plan space with large full-length windows which allows a high degree of natural light and pleasant far-reaching views. The kitchen area provides an extensive range of sleek modern units and quality integrated Neff appliances, as well as a hot tap.

The living area widens from the dining area to a comfortable space providing access to the balcony which provides an important outside area.

The master bedroom offers a larger than average luxury en-suite shower room with heated mirror. A further spacious double bedroom and large luxury bathroom which also has a heated mirror to complete the accommodation. Custom blinds, including blackouts in the master bedroom, are included.

### OUTSIDE

There is one allocated parking space belonging to the property within the gated car parking area.

**AN IMMACULATE THIRD FLOOR APARTMENT PROVIDES BRIGHT AND EXPANSIVE ACCOMMODATION WITH A HIGH SPECIFICATION FINISH AND SOUTH-FACING BALCONY WHICH ENJOYS IMPRESSIVE FAR-REACHING VIEWS ACROSS THE CITY SKYLINE.**



## LOCATION

The Levels is a high quality, prestigious development of luxury apartments in a convenient central South City location. Cambridge Leisure, with a wide array of restaurants and multiplex cinema, is close by. Cambridge railway station gives access to both Kings Cross and Liverpool Street stations. The Levels is a superb and contemporary scheme with a large communal foyer, lifts to all floors and secure parking.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold with 125 years from 1st January 2007

**Ground Rent:** £300 per annum

**Service Charge:** £3,300 per annum

**Services:** Mains water & electricity. Underfloor electric heating

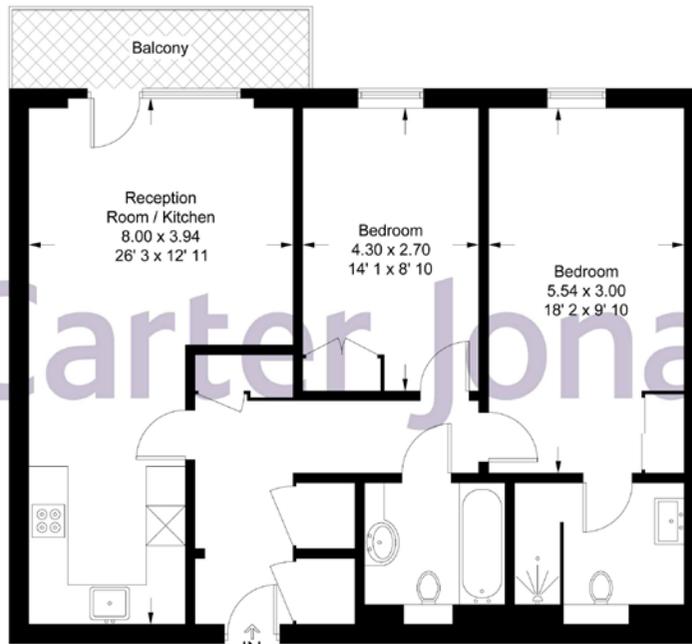
**Local Authority:** Cambridge City Council

**Viewings:** Strictly by appointment with the selling agents  
Carter Jonas 01223 403330



## The Levels

Approximate Gross Internal Area = 855 sq ft / 79.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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>	70	78
(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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### IMPORTANT INFORMATION

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