



The Levels, Cambridge CB2



22 The Levels, 150 Hills Road Cambridge CB2 8PB

Knight Frank are pleased to offer this well proportioned apartment located in central Cambridge.

Hills Road is ideally situated a short distance from the city centre and easy access to the railway station, Addenbrookes hospital and a wide range of educational facilities. The area is well served with local amenities including a nearby leisure park with multi-screen cinema and a range of restaurants and supermarkets.



Guide price: £475,000

Tenure: Leasehold: approximately 109 years remaining

Service charge: £4,087.72 per annum, reviewed every year

Local authority: Cambridge County Council

Council tax band: E

Services: An employee of Knight Frank owns this property

22 The Levels is a light and spacious apartment, with a good size entrance hall that leads to a large living/kitchen/dining room with extensive fitted units and access to the balcony.

There are two double bedrooms, one with an en suite shower and a family bathroom. The apartment benefits from secure gated parking.





Spacious and
light rooms
throughout

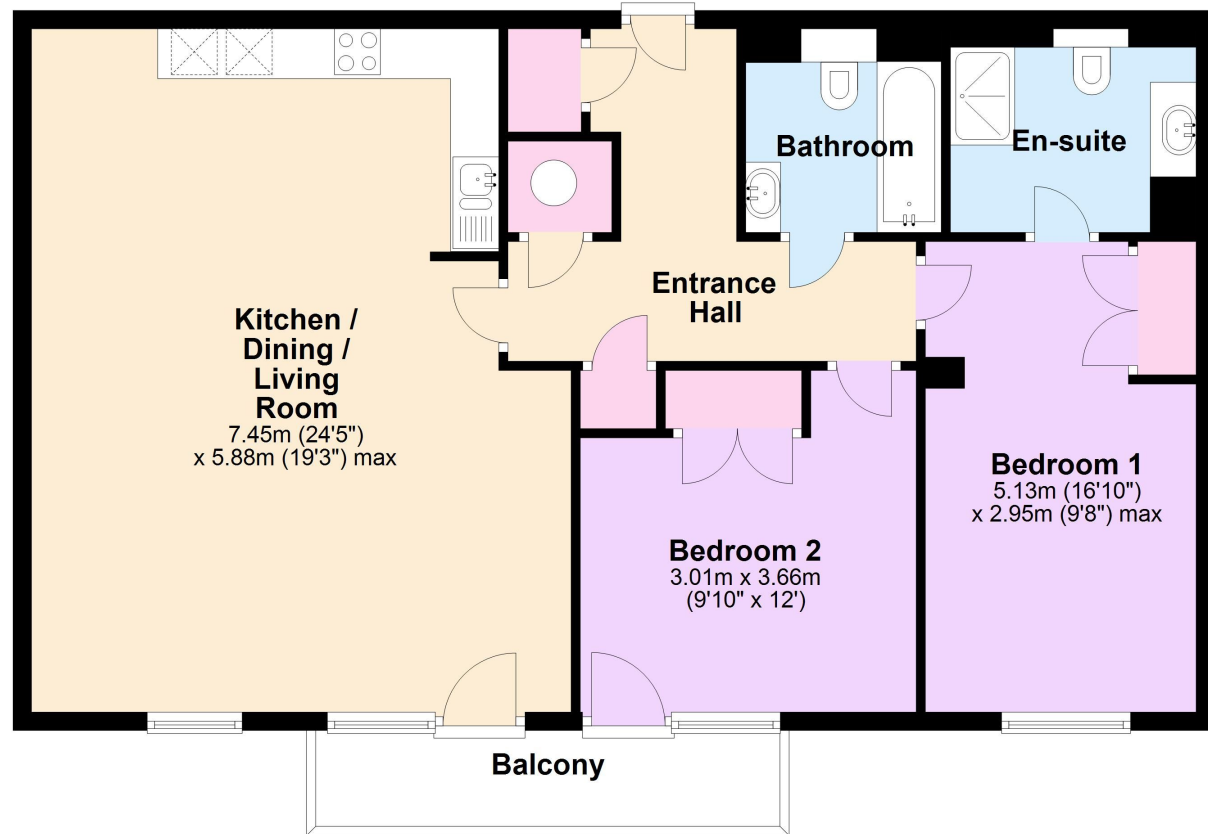


Agents note:

A Knight Frank employee has an interest in this property.

**Approximate Gross Internal Floor Area
94.6 sq m / 1018 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank

Cambridge

9 Hills Road

Cambridge

CB2 1GE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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