



Abberley Wood, Great Shelford Cambridge
£260,000 Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 29 Sep 2009

£1200.00 Ground Rent pcm

Review due: Ask Agent

£440.00 Service Charge pcm

Review due: 04/2025

- Top Floor Apartment
- Balcony
- Allocated Parking Space
- Great Location
- Council Tax Band B

We are proud to present this top floor one-bedroom apartment with balcony in the popular Abberley Wood development. This apartment features a modern open plan kitchen/living room with access to the balcony that looks out over the shared garden. The kitchen features ample storage and space for appliances. The king-sized bedroom and bathroom are both also spacious, modern and well kept.





Outside amenities include a communal garden, secure bike storage and visitor parking. The development is just 10 minutes walk from Great Shelford train station and 5 minute cycle/drive from the Addenbrookes train station opening in 2025.

Tenure – Leasehold

Length of Lease : 125 years with 112 years remaining.

Measurements

Living Room
5.99m x 3.03m (19'8" x 9'11").

Kitchen
3.06m x 2.12m (10' x 6'11").

Bedroom
3.26m x 2.91m (10'8" x 9'6").


To view this property call Sharman Quinney on:
01223 844760

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 01223 844760

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