



St. Edmunds Way, Hauxton Cambridge
£265,000 Leasehold

**Sharman
Quinney**

Key Features

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125 Years remaining as of [Ask Agent](#)
£Ask Agent Ground Rent pcm
Review due: [Ask Agent](#)
£535.95 Service Charge pcm
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- Over 55's first floor apartment
- Contemporary kitchen with integrated appliances
- Open plan living area
- Generous balcony overlooking communal gardens
- On site amenities / convenience store



Accessed via a secure phone entry system, the apartment opens into a welcoming hallway with two generous storage cupboards, leading into a modern, well-appointed shower room with Jack-and-Jill access from both the hallway and the main bedroom.

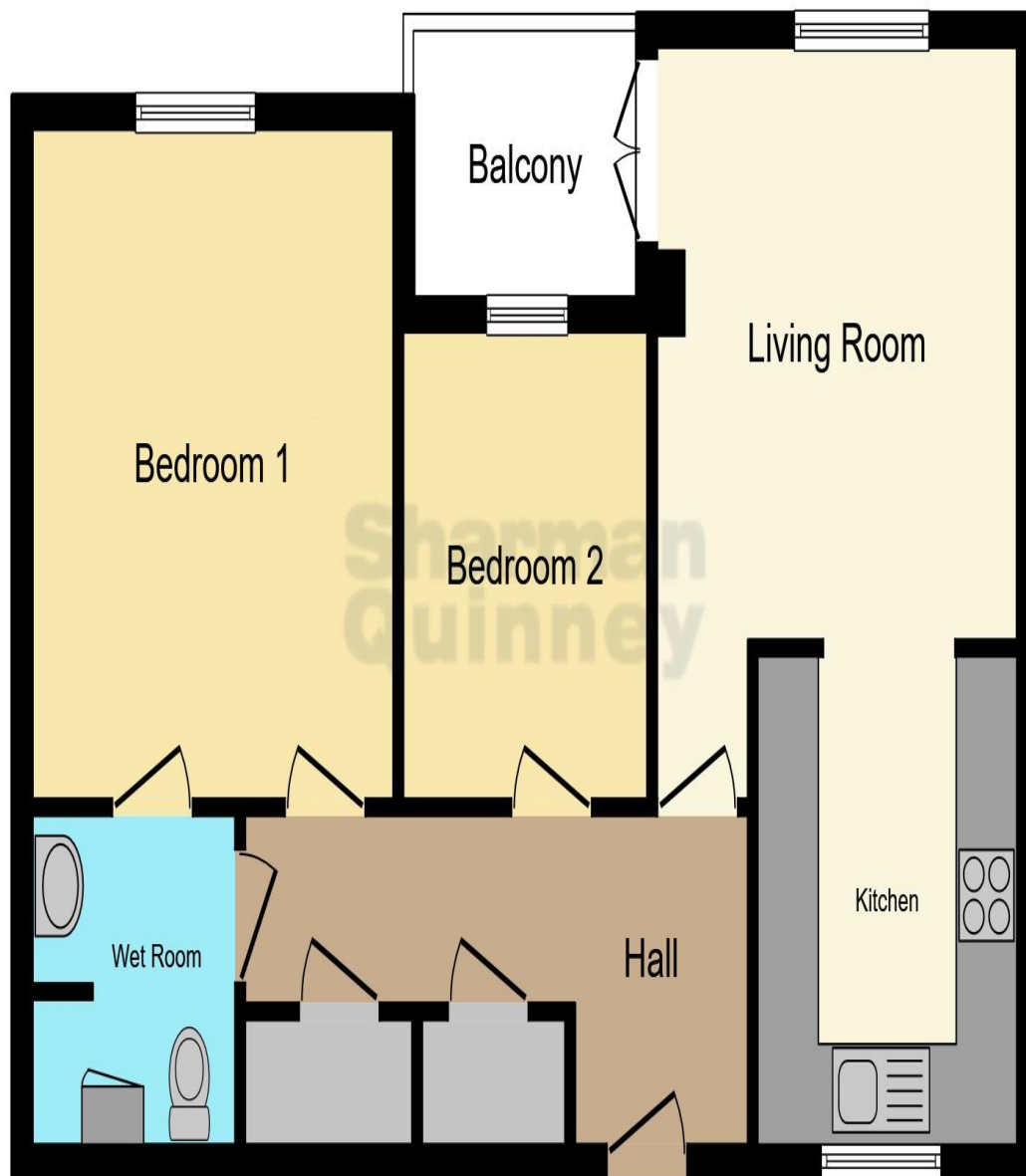
The open-plan living and kitchen area is flooded with natural light, thanks to large patio doors that open onto a private balcony overlooking the manicured communal gardens-perfect for relaxing and enjoying the peaceful surroundings. The contemporary kitchen features a neutral finish and includes integrated appliances for convenience and style.

The principal bedroom is a spacious double with direct access to the shower room, while the second bedroom is a large single-ideal for guests or use as a home office or hobby room.

The development benefits from beautifully maintained communal grounds, a well-stocked convenience store, and an on-site hair salon-all within the same complex.

Hauxton offers excellent local amenities and easy access to Cambridge city centre, the A10, M11, and Park & Ride services-making this an ideal location for peaceful living with strong connectivity.





Entrance hall
 Lounge area - 5.4m x 3.50m (17'9 x 11'6)
 Kitchen - 3.0m x 2.70m (9'10 x 8'10)
 Balcony
 Bedroom one - 3.90m x 3.50m (12'10 x 11'6)
 Bedroom two - 2.80m x 2.40m (9'2 x 7'10)
 Shower room


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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