



Lawrence Weaver Road, Cambridge

Price: Leasehold £400,000 guide price

- Well Presented Two Bedroom Apartment
- Ground Floor
- Prestigious Development
- Great Access to City Centre
- Balcony/Terrace
- Private Parking Space
- VIEWING STRONGLY RECOMMENDED!

EPC Rating: B



An executive two bedroom ground floor apartment, situated within the prestigious Darwin Fields development off Huntingdon Road in North Cambridge.

The property is less than 12-18 months old and features well configured, open plan Living and Dining accommodation, with the very attractive feature of a balcony/terrace opening out onto the front, providing an outside seating area.

There is an ensuite shower room to the main bedroom, and a further double sized bedroom, along with a main bathroom.

Entrance to the building is extremely well maintained and secure, and there is a private allocated parking space to the immediate rear.

Darwin Fields is a prestigious development which is with cycling and walking distance of the City Centre, and is a short drive to the A14 trunk road. There is a Sainsburys supermarket at nearby Eddington.

Accommodation Includes

Communal Entrance Hall

With secure intercom system.

Entrance Hall

Entrance door, radiator, built in store cupboard.

Lounge Dining Room

20'3 x 11' max. Window to front, two radiators, French windows to covered balcony/terrace, guard rail.

Kitchen

11'6 x 10'9. Fitted with a range of cupboards and drawers at eye and base levels, single drainer sink unit, integrated oven and hob and fridge/freezer, window to front, utility cupboard housing space for washing machine.

Bedroom One

14'1 x 12'2. Window to rear, radiator, fitted twin double wardrobe, and further inset double wardrobe, door to;

En suite Shower Room

With WC, wash hand basin, large tiled shower cubicle, part tiled walls, extractor fan, radiator, tiled floor, wall mounted cabinet.

Bedroom Two

11'7 x 10'. Window to rear, radiator.

Bathroom

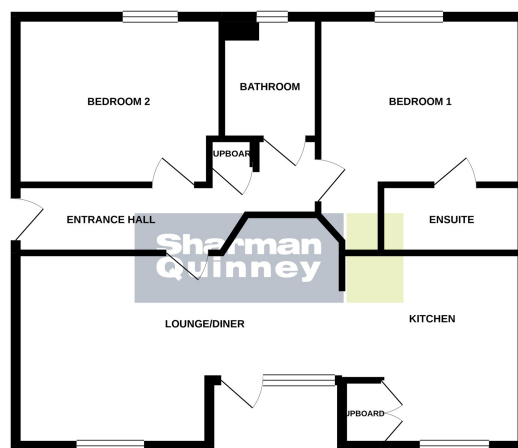
With WC, wash hand basin, panelled bath with fitted independent shower unit, heated towel rail, fitted wall cabinet, wall mounted medicine cabinet.

Outside.

There is an allocated parking space to the immediate rear of the property.

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for the only purpose of providing a general impression of the property. The property is shown and described as being for sale on an 'as is' basis and the seller makes no representation or warranty as to the accuracy of the floorplan.



Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: ORP101121 - 0003