



Sweetpea Way, Cambridge  
**£295,000 Leasehold**

**Sharman  
Quinney**

# Key Features



125 Years remaining as of 29 Sep 2009

£200.00 Ground Rent pa

Review due: Ask Agent

£2000.00 Service Charge pa

Review due: Ask Agent

- Two double bedrooms
- Sought after location
- Open plan living/dining area
- Free mortgage advice in branch
- Allocated Parking

We are proud to present this well-maintained second floor two bedroom apartment in Orchard Park. This property is in a highly desirable location due to its proximity to central Cambridge and the A14/M11.

As you enter this second floor apartment through



the entrance hallway, you are greeted with an open plan living and dining room area with a kitchen that has plenty of built in storage.

The hallway also boasts large storage areas and leads to the family bathroom. The two double bedrooms are both a great size with ample space for extra storage.

Bedroom 1 - 2.91m x 4.45m

Bedroom 2 - 2.76m x 3.91m

Kitchen/Living room- 4.56m x 6.32m

Hall - 4.01m x 4.60m

Shower room 1.68m x 1.74m

We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.





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](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01223 426139**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

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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: :ORP101787 - 0002

