



Sweetpea Way, Cambridge
Guide Price **£305,000** Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 29 Sep 2009

£200.00 Ground Rent pa

Review due: Ask Agent

£2023.42 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

Welcome to this well-maintained ground floor two-bedroom apartment in the highly sought-after Orchard Park. Perfectly located near central Cambridge and with easy access to the A14/M11, this home offers the ideal blend of convenience and comfort.



As you step into the apartment through the inviting entrance hallway, you'll find an open-plan living and dining area that flows seamlessly into a modern kitchen, complete with abundant built-in storage.

The hallway features substantial storage space and leads to a contemporary family bathroom. Both double bedrooms are spacious and bright, offering plenty of room for additional storage solutions.

Bedroom 1 - 3.94m x 2.86m (12'9" x 9'4")

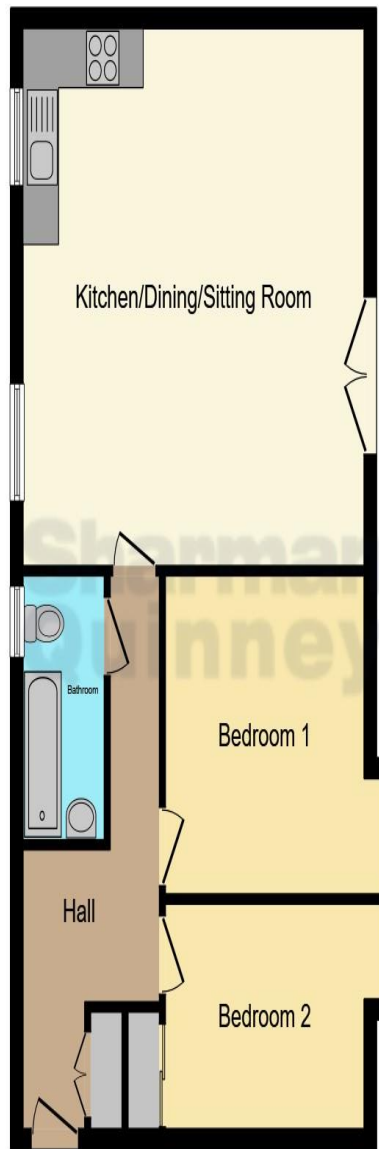
Bedroom 2 - 3.34m max x 3.24m (10'10" max x 10'6")

Kitchen/Living room- 5.75m x 5.44m max (18'9" x 17'8" max)

Shower room

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.





Ground Floor

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

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

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

 01223 426139

 Unit 5 Orchard House Unwin Square, Orchard Park, CAMBRIDGE, Cambridgeshire, CB4 2AD

 orchardpark@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: :ORP101791 - 0002

