



Sweetpea Way, Cambridge
Guide Price £250,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Open plan kitchen / living area
- Two double bedrooms

As you enter the apartment, you are greeted by a welcoming entrance hall, which includes a large storage cupboard-ideal for keeping coats, shoes, and other essentials organized and out of sight.

The open-plan living and kitchen area forms the heart of the home. This space is designed to be modern and light-filled, creating a comfortable and inviting environment for both relaxation and entertaining. The kitchen features high-quality appliances, including an integrated oven, hob, and extractor fan, along with ample counter space and storage units. This seamless design ensures that the kitchen and living areas flow together naturally, enhancing the functionality of the space.

The apartment includes two generously sized double bedrooms. Each bedroom is bright and



airy, with large windows that allow natural light to fill the rooms. Both rooms provide ample space for a large bed and additional furniture, making them both comfortable and versatile.

Additionally, there is a well-appointed shower room, adding to the convenience and functionality of the apartment with allocated parking to the rear of the block.

Hall

Kitchen/Living room- 4.56m x 6.32m

Bedroom 1 - 2.91m x 4.45m

Bedroom 2 - 2.76m x 3.91m

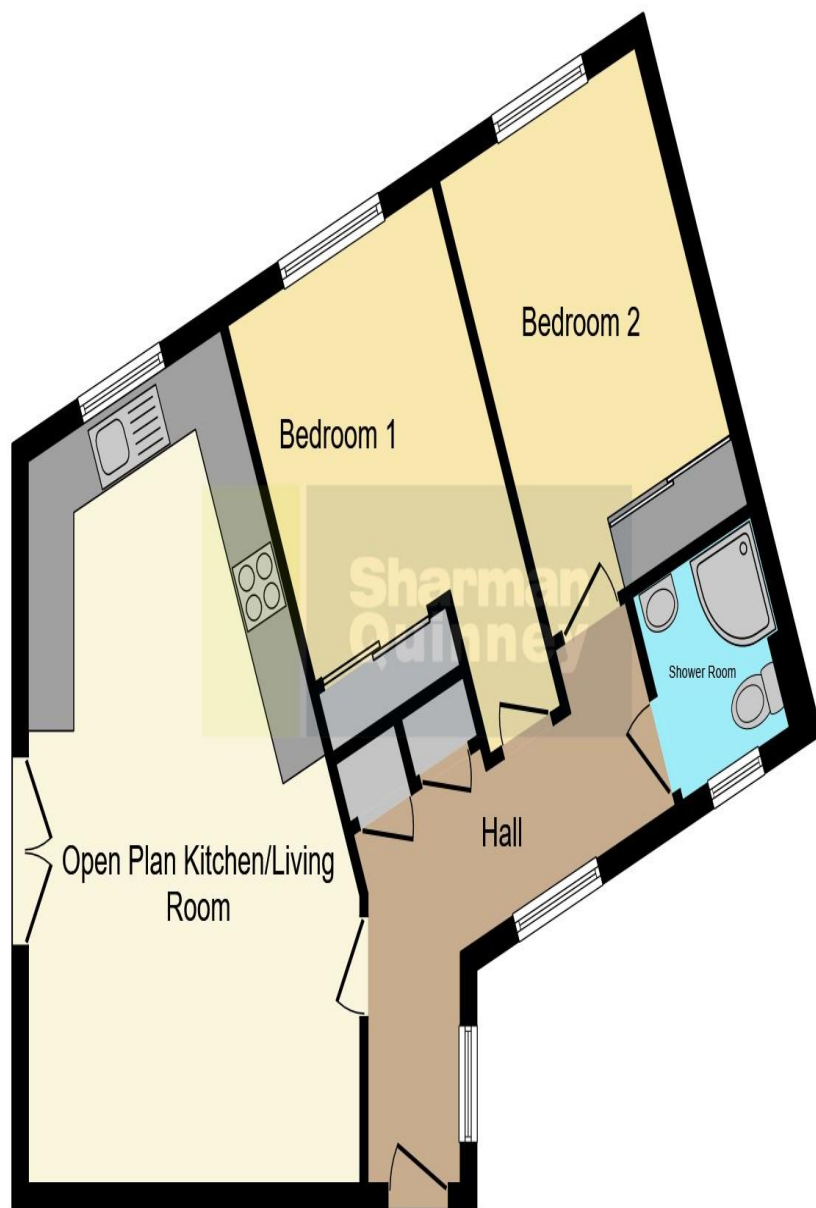
Shower room 1.68m x 1.74m

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.





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

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

To view this property call Sharman Quinney on:
01223 426139

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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.

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