



Brackley Close, Cambridge  
**£190,000** Leasehold

**Sharman  
Quinney**

# Key Features



125 Years remaining as of 22 Nov 1999

£290.00 Ground Rent pcm

Review due: Ask Agent

£407.63 Service Charge pcm

Review due: Ask Agent

- Ideal first-time purchase or investment
- Potential 7.58% yield
- One bedroom first floor flat
- Double bedroom
- Communal garden

This well-presented one-bedroom first-floor flat is situated in the northern part of the city, offering excellent transport links, including close proximity to Cambridge North Station and the Cambridge Science Park. The flat is also within walking distance of a bus route into the city centre, making it ideal for first-time buyers or investors.



Upon entering, the hallway includes a useful storage cupboard, offering space for coats and shoes. The spacious living area benefits from three storage cupboards, with one housing the boiler.

The fitted kitchen provides ample counter space and storage, while the bedroom comes with a built-in wardrobe, offering practical storage solutions.

The shower room features a shower cubicle, and the property also includes access to a communal garden, perfect for relaxation.

No onward chain

Entrance hall

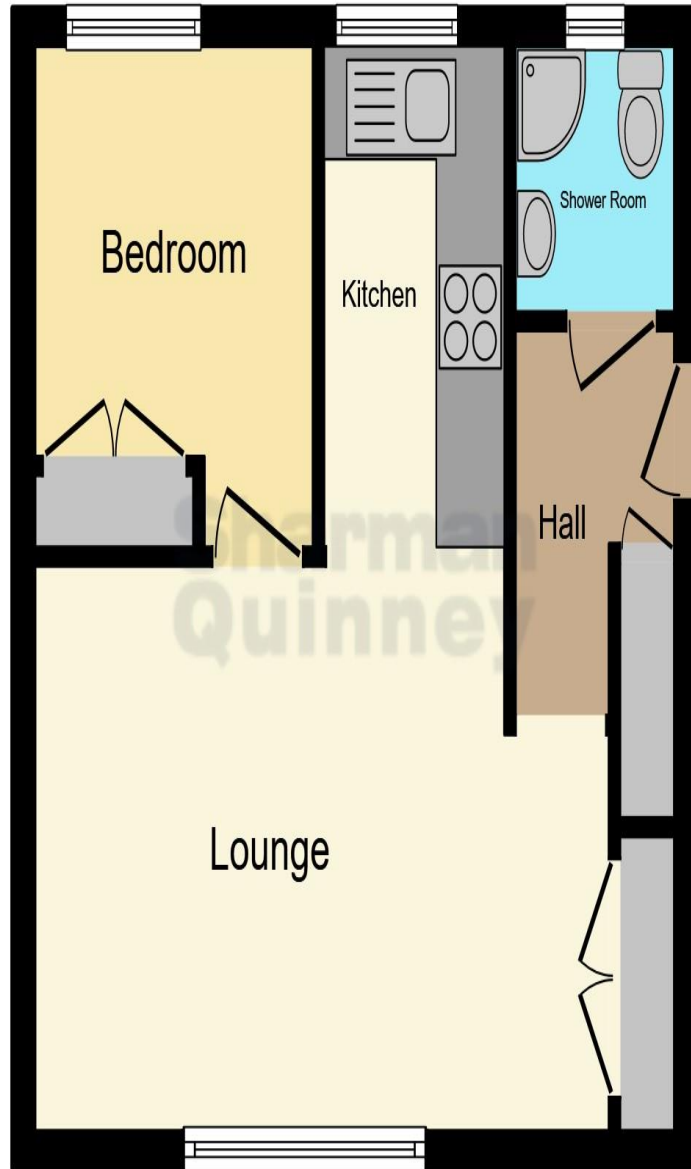
Living room - 4.1m x 3m (13'5 x 9'10)

Kitchen - 2.6m x 1.4m (8'6 x 4'7)

Bedroom - 2.6m x 2.4m (8'6 x 4'7)

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

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