



High Street, Cottenham Cambridge
£170,000 Leasehold

**Sharman
Quinney**

Key Features

 2  1  A  B



125 Years remaining as of 25 Dec 1986

£286.00 Ground Rent pcm

Review due: 01/2036

£800.00 Service Charge pcm

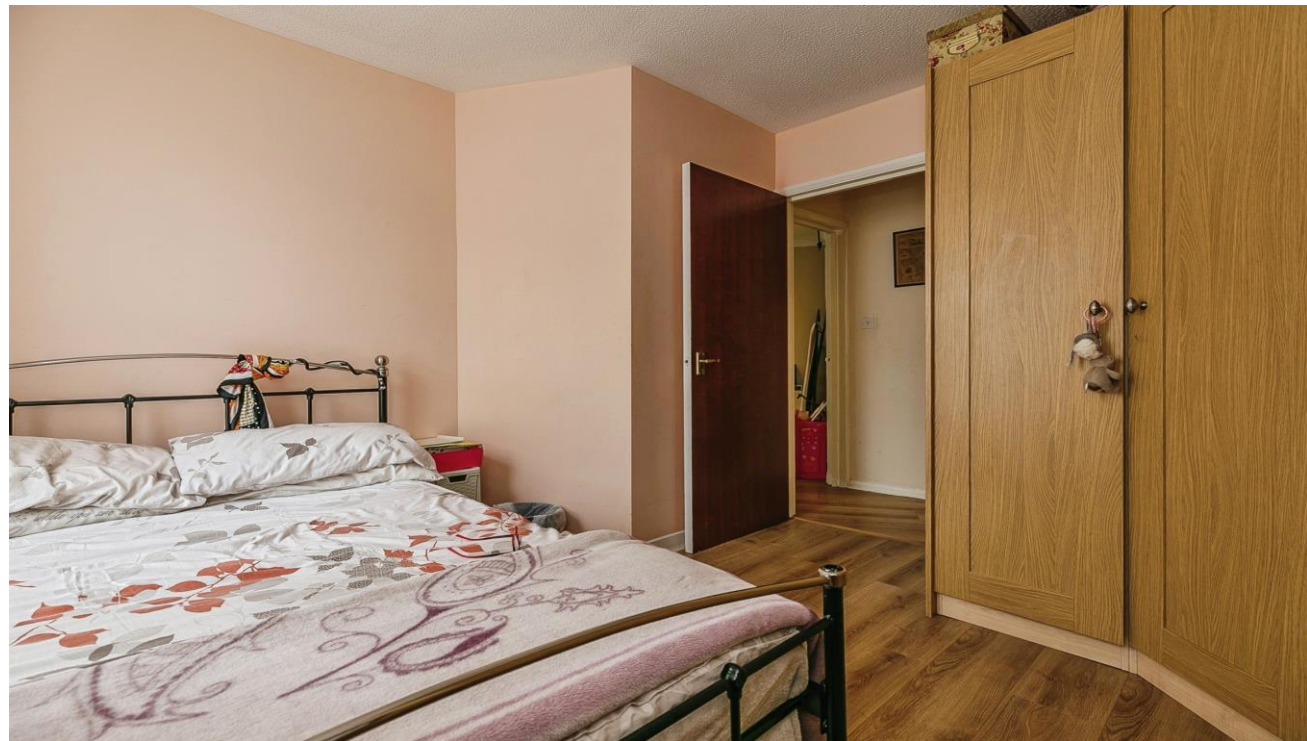
Review due: 01/2036

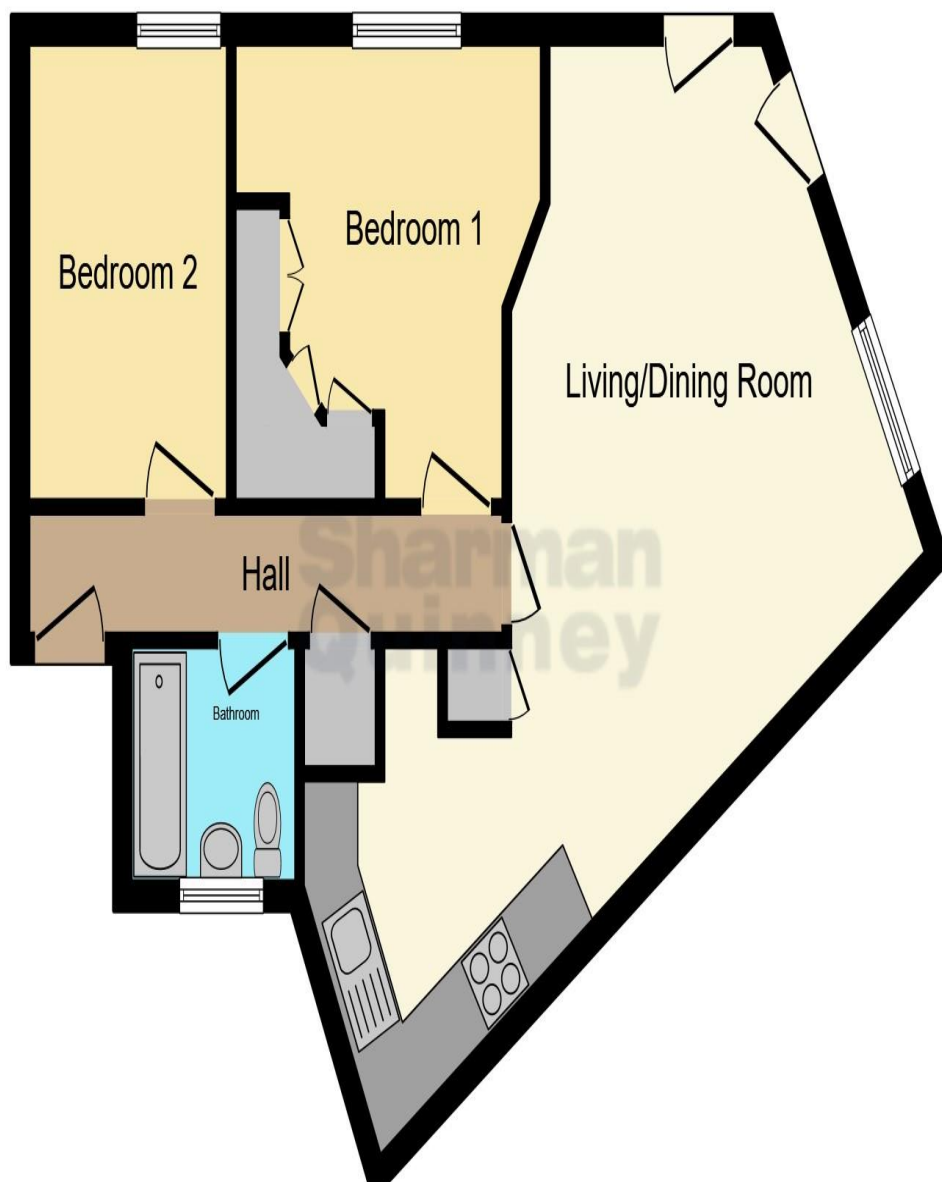
- Village location
- Secure and well-maintained building
- Spacious living room
- Two double bedrooms
- Ample storage through-out



This secure 2-bedroom ground floor flat offers fantastic opportunity for first-time buyers, downsizers, or investors. In the heart of the Cottenham village, you'll find yourself a short walk away to local amenities and surrounding villages, whilst also being a short commute away to the city of Cambridge, A14 and the science park. The property stands out for its bright and generously sized living room, offering plenty of space for both lounge and dining areas. With its generous proportions, the rooms layout allows flexibility for furniture arrangement, while wide windows invite in plenty of natural light, creating a bright and airy atmosphere.

The contemporary kitchen complements the living space, providing ample storage space and cabinetry throughout, whilst consisting of integrated appliances. Both bedrooms are well-sized, with potential for the second bedroom to be used as a guest room, nursery, or home office. Additionally, the property includes of a sizable bathroom, double glazed windows, and a convenient allocated parking space in a secure, and well-maintained car park.





Kitchen / diner - 7.24m x 3.26m / 23'7 x 10'6
Bedroom one - 3.26m x 3.06m / 10'6 x 10' 0
Bedroom two - 3.06m x 2.21m/ 10'0 x 7'2
Bathroom - 1.89m x 1.48m / 6'2 x 4'8

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

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