



Sweetpea Way, Cambridge
£300,000 Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 29 Sep 2009

£200.00 Ground Rent per annum

Review due: 09/2029

£2124.46 Service Charge per annum

Review due: 01/2026

- A total of 85 Square meters
- Spacious double bedrooms
- Open plan living room/kitchen
- En-suite to master bedroom
- Wrap around balcony/terrace

The heart of the home is the bright and airy open plan kitchen and living area, enhanced by elegant double doors that open to the wrap around balcony, overlooking the city of Cambridge. The living area is generously proportioned, offering ample space for both lounge and dining furniture, making it ideal for relaxing evenings and



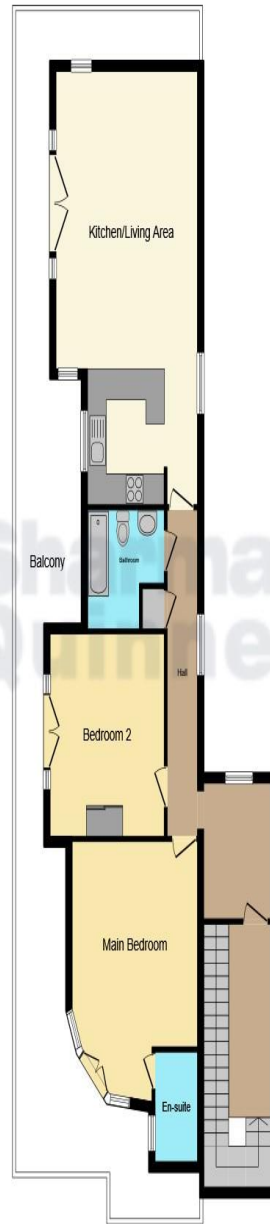
entertaining guests. The kitchen is fully fitted with modern units and integrated appliances, seamlessly blending style, and practicality. The master bedroom offers a private space, featuring comfortable space for storage and a modern en-suite shower room. It's bright and generously sized, with plenty of space for additional furniture or dressing area. The second bedroom is also comfortable double, ideal as a guest room, children's room or home office. Both bedrooms enjoy large double doors opening onto the terrace and a neutral colour scheme that enhances the sense of space and light. Also including a new Bosch boiler from October 2024 with 5-year warranty, A new fridge /freezer from February 2024, new washer / dryer from June 2022 and dishwasher from May 2020. Our vendor is also looking to do some updates and refurbishments on the property from the start of August.

This apartment is ideal for professional, couples, small families looking for a comfortable, low maintenance home in a popular, well-connected location. Just adjacent to the property you will find the guided bus way for easy transport link to Cambridge North railway station and the city centre. Orchard Park is also minutes away from the A14, the M11 and A10, further enhancing the prime location sits in.

Living room / kitchen - 8.42m x 4.65m / 27'6 x 15'2

Master bedroom - 4.83m x 4.03 / 15'8 x 13'2





Ensuite to master - 2.13m x 1.37 / 6'9 x 4'4
Second bedroom - 3.93m x 3.68m / 12'8 x 12'0
Bathroom - 2.47m x 2.31 / 8'1 x 7'5

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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