



Albemarle Way, Cambridge
£280,000 Leasehold

**Sharman
Quinney**

Key Features

 2  1  C  B



Ask Agent Years remaining as of Ask Agent
£10.00 Ground Rent pcy
Review due: Ask Agent
£548.00 Service Charge pcy
Review due: Ask Agent

- Duplex maisonette
- Two spacious bedrooms
- Kitchen/diner
- Modernised family shower room
- Private balcony

The property opens into a welcoming hallway with access to a convenient downstairs WC. The spacious living room is light and airy, benefiting from direct access to a private balcony. Adjacent to the living room is a generous kitchen/diner, well-equipped with integrated appliances with room for a dining table. This creates the perfect



setting for both everyday meals and entertaining guests. A modern boiler, fitted in 2018, completes the specification on this level.

Upstairs the property offers two generously sized bedrooms, both bright and versatile offering flexibility for use as a bedroom, home office, or guest space. The recently modernised shower room features stylish, contemporary finish with quality fittings, providing a sleek and practical space for daily routines. The landing area is particularly useful, offering scope for storage solutions such as shelving or cupboard space.

This maisonette is ideally positioned in the North of Cambridge with excellent access to local amenities, schools and green spaces. Also, within easy reach of Cambridge science park, Business Park, and Cambridge North station making the property particularly appealing to working professionals and families. The area benefits from strong transport links, with regular bus services, cycle routes and quick road access to the A14 and M11.

Measurements

Kitchen / diner - 2.60m x 3.40m / 8'5 x 11'1

Living room - 3.43m x 3.50m / 11'2 x 11'4

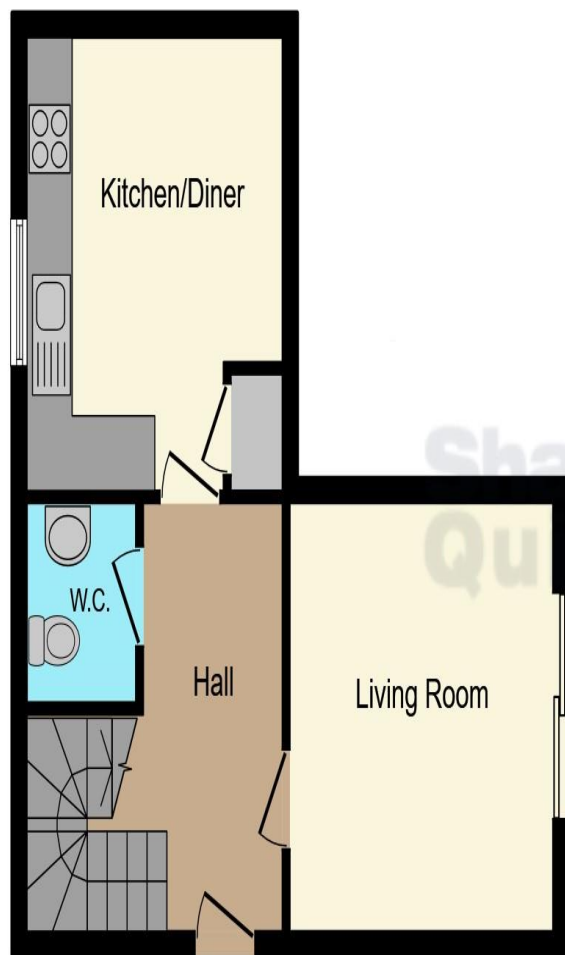
WC- 1.60m x 1.45m / 5'2 x 4'7

Bedroom one - 3.63m x 3.40m / 11'9 x 11'1

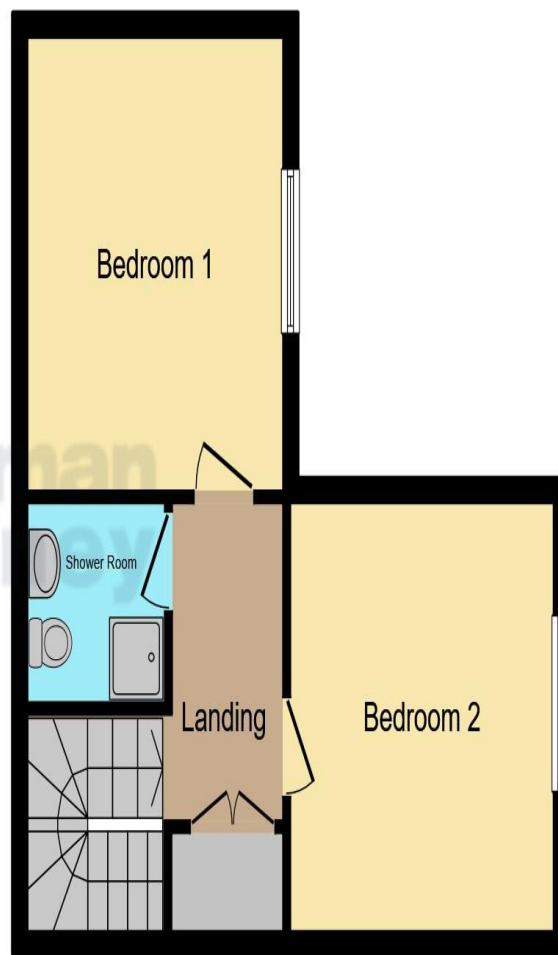
Bedroom two - 3.43m x 3.50m / 11'2 x 11'4

Shower room - 1.60m x 1.83m / 5'2 x 6'0





Ground Floor



First 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

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