







This centrally located, exclusive apartment block boasts secure undercroft parking & an elevator to all floors. With access to cambournes amenities in walking distance & regular bus service to Cambridge its an ideal commuters base with a fully fitted kitchen and ensuite to master.

#### Entrance Hall

Door to communal hall, spot lights, inter com, radiator.

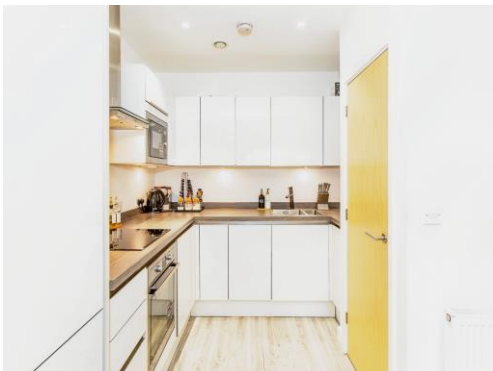
#### Lounge Open Plan

Window to front, television point, telephone point, spot lights, storage cupboard, two radiators.

#### Kitchen

21' 6" x 9' 9" Max ( 6.55m x 2.97m Max )

Gloss fitted kitchen with a range of handleless wall and base units, complementary work surface and splash back, stainless steel sink with one and a half bowl and drainer, electric oven, electric hob, stainless steel cooker hood, integrated fridge/freezer, microwave, washing machine and slim line dishwasher, counter lighting, extractor fan.



## Bedroom One

14' 11" Max x 8' 7" Max ( 4.55m Max x 2.62m Max )

Window to front, telephone point, fitted wardrobes, radiator.

## Ensuite

Shower cubicle, wash hand basin, WC, spot lights, part tiled, shaver point, chrome heated towel rail.

## Bedroom Two

11' x 7' ( 3.35m x 2.13m )

Window to front, television point, telephone point, radiator.

## Bathroom

Bath with mixer taps, shower over, glass shower screen, wash hand basin, WC, shaver point, extractor fan, part tiled, chrome heated towel rail.

## Parking

Secure undercroft parking for one car and visitor bays.

## Agents Notes

Please ask regarding charges.











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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Unit 2 Caxton House Broad Street Great Cambourne  
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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBN306013](http://connells.co.uk/Property/CBN306013)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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