



**Connells**

Jeavons Lane  
Great Cambourne





Rarely available ground floor apartment in sought after building on the outskirts of Great Cambourne. Benefitting from a spacious kitchen/dining/family area, two double bedrooms including master bedroom with ensuite and a sizeable family bathroom. Carport parking for one completes this fantastic home

### Entrance Hall

Door to front, storage cupboard, telephone point, inter com, radiator.

### Kitchen/Dining/Family Area

Window to front, two windows to side, fitted kitchen with a range of wall and base units, complementary work surface, sink and drainer, electric oven, gas hob, tiled splash back, stainless steel cooker hood, plumbing for washing machine and dishwasher, space for fridge/freezer, three radiators.



### Bedroom One

Window to front, double built in wardrobe, radiator.

## Ensuite

Window to front, shower cubicle, wash hand basin, WC, extractor fan, shaver point, part tiled, radiator.

## Bedroom Two

Window to front, double built in wardrobe, radiator.

## Bathroom

Bath with mix taps, double shower cubicle, wash hand basin, WC, part tiled, extractor fan, shaver point, radiator.

## Parking

Carport parking for one car

## Agent Notes

Please ask regarding charges



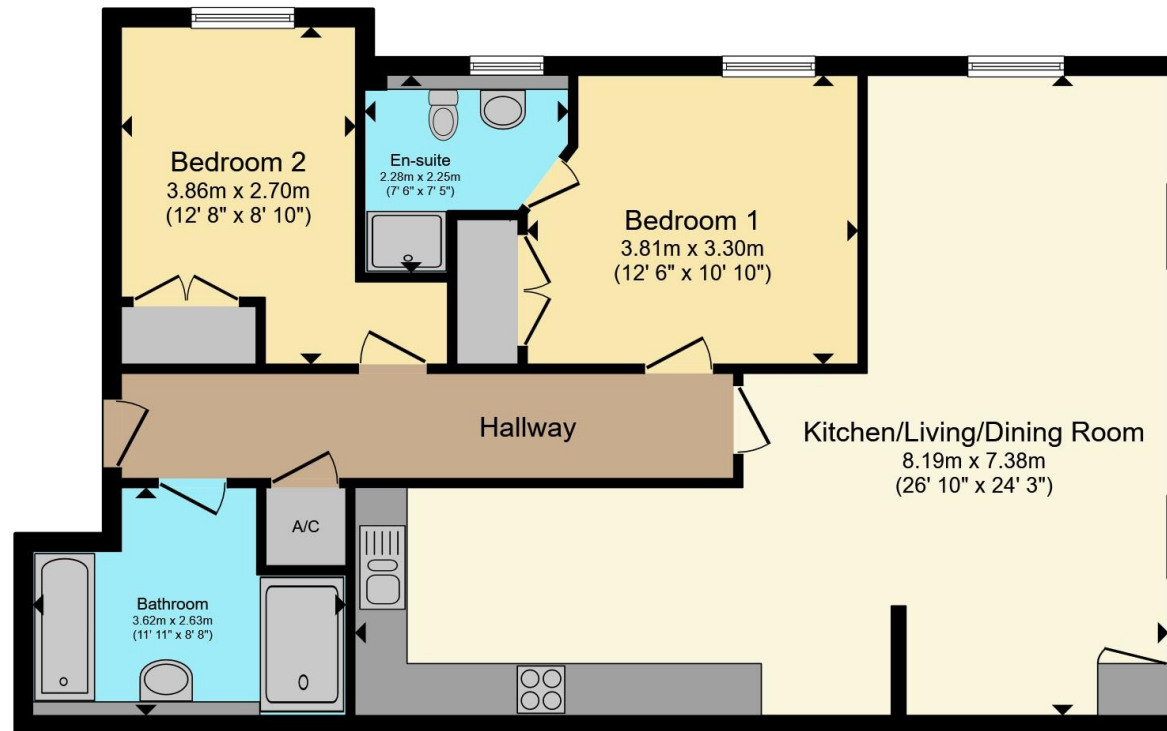












Total floor area 92.3 m<sup>2</sup> (994 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01954 714900**  
**E [cambourne@connells.co.uk](mailto:cambourne@connells.co.uk)**

Unit 2 Caxton House Broad Street Great Cambourne  
CAMBRIDGE CB23 6JN

EPC Rating: C

Council Tax  
Band: B

Service Charge:  
3452.04

Ground Rent:  
250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/CBN306555](http://connells.co.uk/Property/CBN306555)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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