



Lancaster Gate, Upper Cambourne Cambridge
£210,000 Leasehold

**Sharman
Quinney**

Key Features



999 Years remaining as of 01 Jan 2005

£250.00 Ground Rent pcm

Review due: Ask Agent

£2460.00 Service Charge pcm

Review due: 12/2024

- Master with En-Suite
- Two Juliet Balconies
- 21" Kitchen/ Dining/ Family Room
- Walking Distance to Local Schools and Amenities
- Recently Decorated Throughout

In Upper Cambourne this stunning apartment is located perfectly. Close to local Schools and Amenities. This immaculately presented home also boasts being on the doorstep to local bus stops and Nature Trail. Public transport is very well connected within the area and major road links take you into Cambridge in approximately 20



minutes. The nearest main line train station is St Neots, approximately 8.5 miles away, where you can get a direct train to Kings Cross within 43 minutes.

First Floor

Entrance Hall

2 built-in cupboards with window to rear, leading to;

Kitchen/ Dining/ Family Room - 21.79" x 14.13" Max (8.40m x 4.59m Max)

The fitted kitchen offers a range of matching wall and base units. Open plan layout with windows to front, side and rear.

Family Bathroom - 6.72" x 6.26" (3.65m x 3.40m)

Three-piece suit comprising of a bath, low-level WC, hand wash basin and window to rear.

Master Bedroom - 8.67" Max x 11.67" Max (4.14m Max x 5.05m Max)

Built-in wardrobe with Juliet balcony to front.

En-Suite

Recently renovated, the En-suite comprises of a shower cubicle, low-level WC and wash hand basin.

Bedroom 2 - 7.41" x 11.73" (3.17m x 5.20m)

Juliet balcony to front.





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


Outside
Generous Communal wrap around garden to rear and side. One allocated parking space to front.

To view this property call Sharman Quinney on:
01954 710620

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,
Cambridgeshire, CB23 6JX

 cambourne@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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