



High Street, Great Cambourne Cambridge
Offers in Excess of £220,000 Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 01 Jan 2006

£Ask Agent Ground Rent pcm

Review due: Ask Agent

£3100.80 Service Charge pcm

Review due: Ask Agent

- Allocated Parking Space
- Lift Access for ALL Floors
- Generous 22ft Lounge/Diner
- Walking Distance to Local Schools and Amenities
- Well Maintained Throughout

In the heart of Great Cambourne this stunning apartment is located perfectly. Close to local Schools and Amenities. This first floor apartment is located in the centre of Great Cambourne. 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
Leading to;

Kitchen - 9.03" x 10.00" (2.81m x 3.04m)
Fitted with a matching range of base and eye level units with Juliet balcony to front.

Lounge/Diner - 22.05" max x 14.09" Max (6.83m Max x 4.49m Max)
Juliet balcony to front and side.

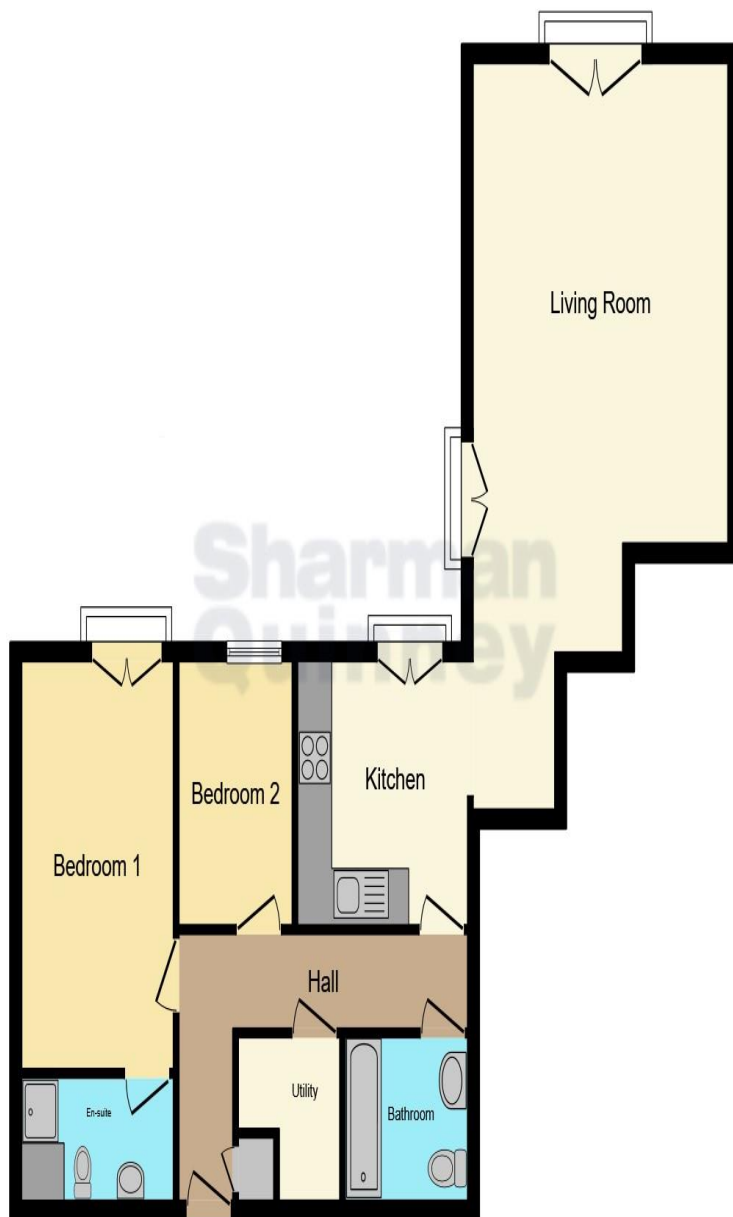
Family Bathroom - 7.01" x 5.07" (2.15m x 1.70m)
Fitted with three-piece suite comprising bath with overhead shower, wash hand basin and low-level-WC.

Master Bedroom - 8.09" x 14.02" (2.66m x 4.31m)
Juliet balcony to front.

En-Suite
Fitted with three-piece suite comprising of a shower cubicle, wash hand basin and low-level-WC.

Bedroom 2 - 6.07" x 9.01" (2.00m x 2.76m)
Window to front.





Parking
Secure underground car park accessible from the lift.


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

To view this property call Sharman Quinney on:
01954 710620

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

 01954 710620

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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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: :CSQ203650 - 0006