



Lancaster Gate, Upper Cambourne

Price: Leasehold £225,000

- Ensuite To Master
- Two Double Bedrooms
- Open Plan Kitchen/Living Room
- Must View
- Allocated Parking
- Communal Garden

EPC Rating: C



The property sits in a very sought after location in Upper Cambourne only a few minutes' walk from public transport links and beautiful walks around Sirius Lake. Cambourne is a small, developing town on the outskirts of Cambridge and St Neots. Stunning walks and a large supermarket are some of the many things that attract people to the town. Public transport is very well connected within the area and major road links take you into Cambridge in approximately 20-25 minutes.

This two bedroom apartment is located in Upper Cambourne. Maintained to an excellent standard meaning moving into the property couldn't be any easier. This property is perfect for those that are looking to get on the property ladder or those that are looking for an investment.

Off the entrance hall you will find a large open plan kitchen/living room which has plenty of windows letting in plenty of natural light. The kitchen area has wall and base units with worktop over, inset sink and drainer, inset gas hob with oven under and extractor over, integrated fridge/freezer and washing machine. Bedroom one is a double with built in wardrobes and also benefits from having an ensuite bathroom. Bedroom Two is another double bedroom. The family bathroom comprises of a bath with shower over, low level WC and pedestal wash hand basin.

Outside there is a communal garden that is laid to lawn. To the front of the apartment there is one allocated car parking space.

Entrance Hall

Living Room 4.67m x 4.30m

Kitchen 3.27m x 1.86m

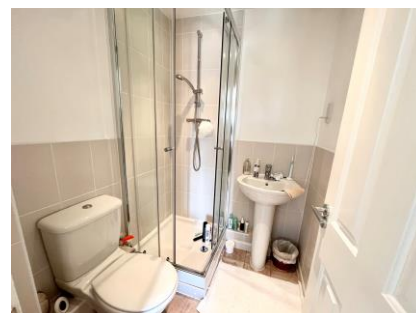
Bedroom One 3.55m x 2.60m

Ensuite

Bedroom Two 3.55m x 2.23m

Family Bathroom

Outside there is a communal garden that is laid to lawn. To the front of the apartment there is one allocated car parking space.

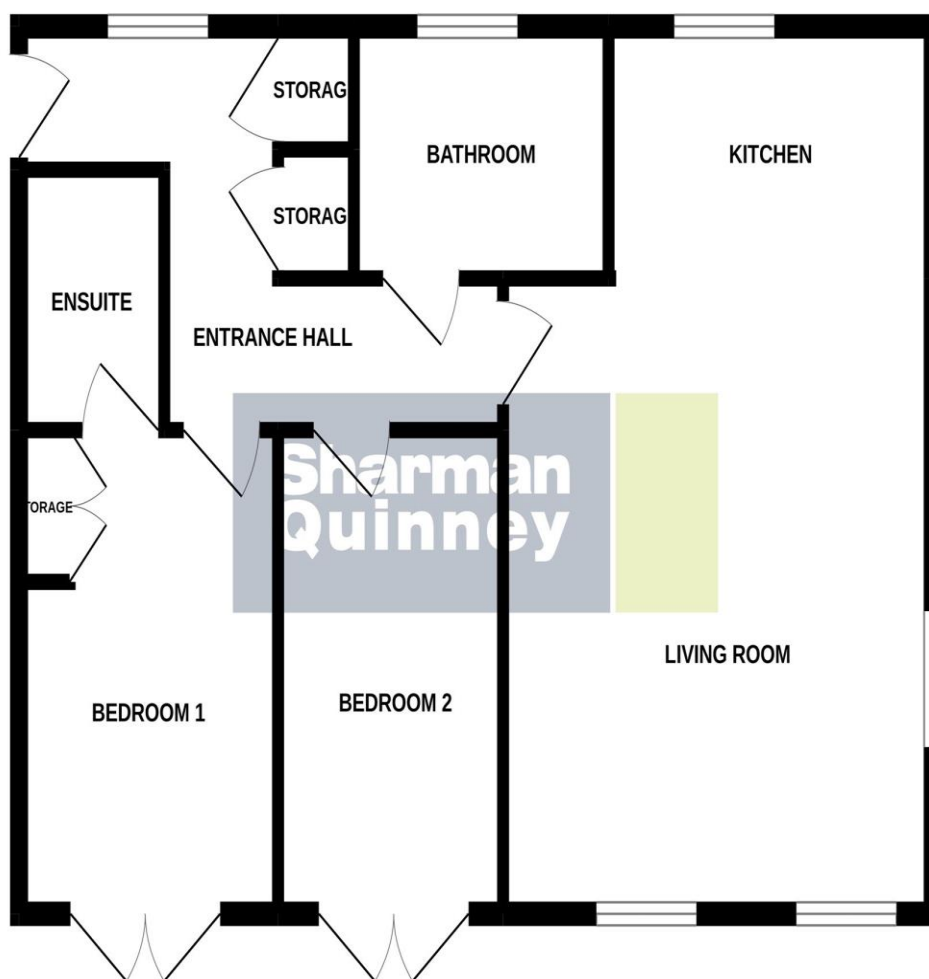


1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

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: CSQ203456 - 0003

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1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FREE MARKET APPRAISAL**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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