



Sheepfold Lane, Cambourne CAMBRIDGE
Guide Price £280,000 Leasehold

**Sharman
Quinney**

Key Features



125 Years remaining as of 01 Jan 2022

£Ask Agent Ground Rent pcm

Review due: Ask Agent

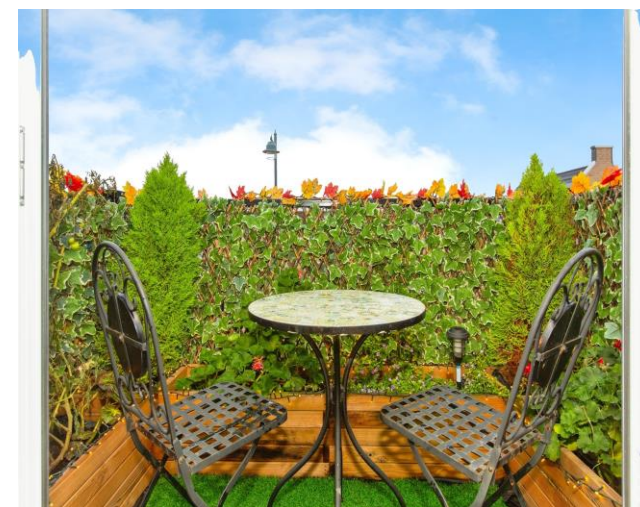
£671.00 Service Charge pcm

Review due: 12/2025

- Principle Bedroom with En Suite
- Private balcony with furniture
- Open Plan Living Accomodation
- One Allocated Parking Space With Electric Vehicle Charging Port
- Ideal first time buy/investment

Excellent transport links make commuting easy, with regular bus services into Cambridge and convenient access to the A428, A14, and M11 for those travelling by car.

Inside, the kitchen/living/dining room is an



excellent sociable space as well as offering the benefit of integrated appliances. The main living space enjoys lots of natural light and floor to ceiling windows and French doors out to the private balcony. The property comes with made to measure shutters throughout.

This second floor apartment also benefits from 2 double bedrooms, both offering integrated wardrobes and one with an en suite.

Tenure: Leasehold - 122 years remaining.

Service Charge: £1,927.

Courtyard Cost: £512.

Reserve Cost: £90.

7 years of NHBC coverage remaining.





Total floor area 62.0 m² (668 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


**Sharman
Quinney**

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



 SCAN ME



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: :CSQ204285 - 0002

