



76 Abberley Wood
Cambridge, Cambridgeshire CB22 5EZ
£289,995

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Morris Armitage are delighted to offer for sale this beautifully presented and well maintained modern top floor apartment located within the sought after village of Great Shelford. Positioned to a development of executive properties offering easy access to Addenbrookes Hospital, Cambridge and A10/M11.

Located within moments of Shelford Railway Station and striking distance of Babraham Campus, accommodation in brief comprises entrance hall, open plan lounge/diner/kitchen, two bedrooms and a family bathroom. Gas fired central heating and double glazing throughout.

Externally there are well managed communal grounds with play area, an allocated parking position for the property and visitor parking spaces.

Viewing is strongly recommended. To view, please call and ask for Mollie Shaw.

Accommodation Details

Entrance Hall

'L' shaped hall with storage cupboard, alcove, radiator and doors leading to all rooms.

Living/Dining Room Area 21'5" x 16'7" (6.54m x 5.06m)

Radiator, window to the side aspect and ample space for table and chairs.

Kitchen Area

Fitted with a range of eye and base level storage units with worktop surfaces over, one and a half sink with drainer. Built-in dishwasher and washing machine, four ring ceramic hob with stainless steel extractor above, oven beneath, wall

mounted boiler in cupboard and a built-in fridge/freezer. Window to the side aspect and a window to the rear aspect.

Bedroom 1 10'7" x 10'4" (3.24m x 3.17m)

Built-in double wardrobe window and radiator.

Bedroom 2 10'5" x 6'3" (3.19m x 1.92m)

Window and radiator.

Bathroom

Suite comprising of panel sided bath with shower over, low level WC, wash hand basin, extractor fan and tiled walls and floor.

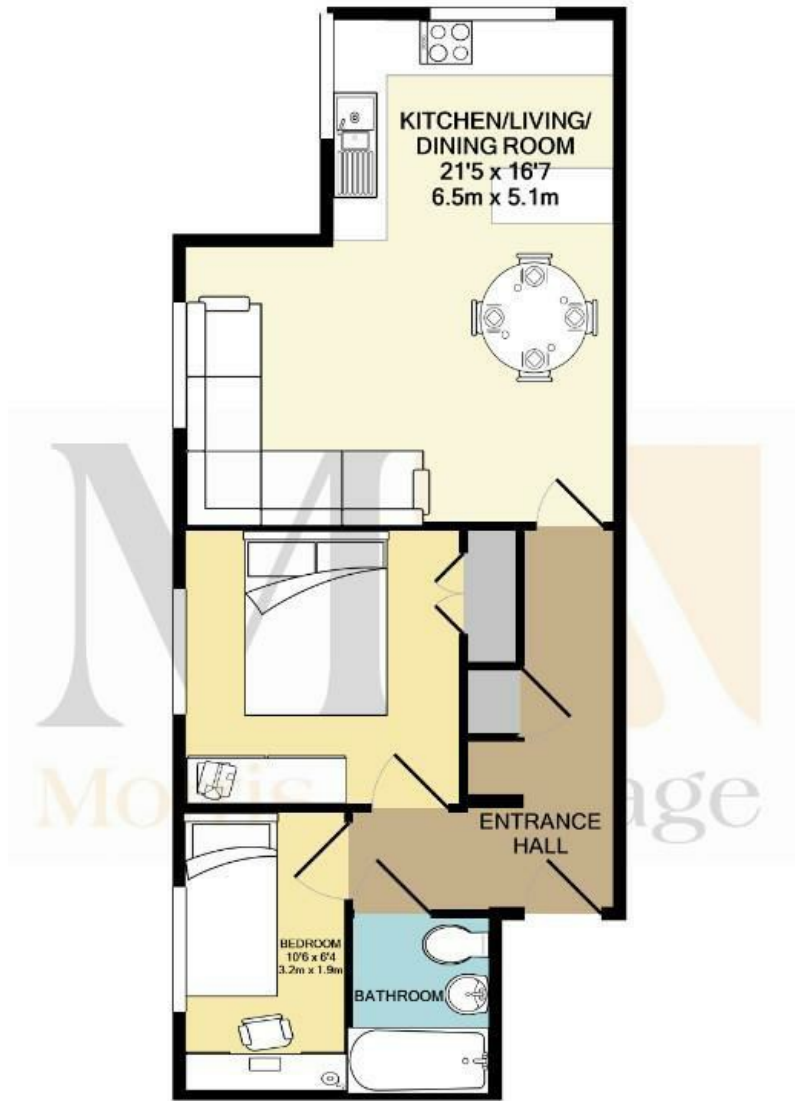
Gardens and Parking

The property benefits from communal grounds, play park plus allocated parking and visitor parking available.

Agents Notes

We have been advised the property is held on a lease of 125 years with approximately 113 remaining. Annual service charge of £1840.75 and ground rent £200.

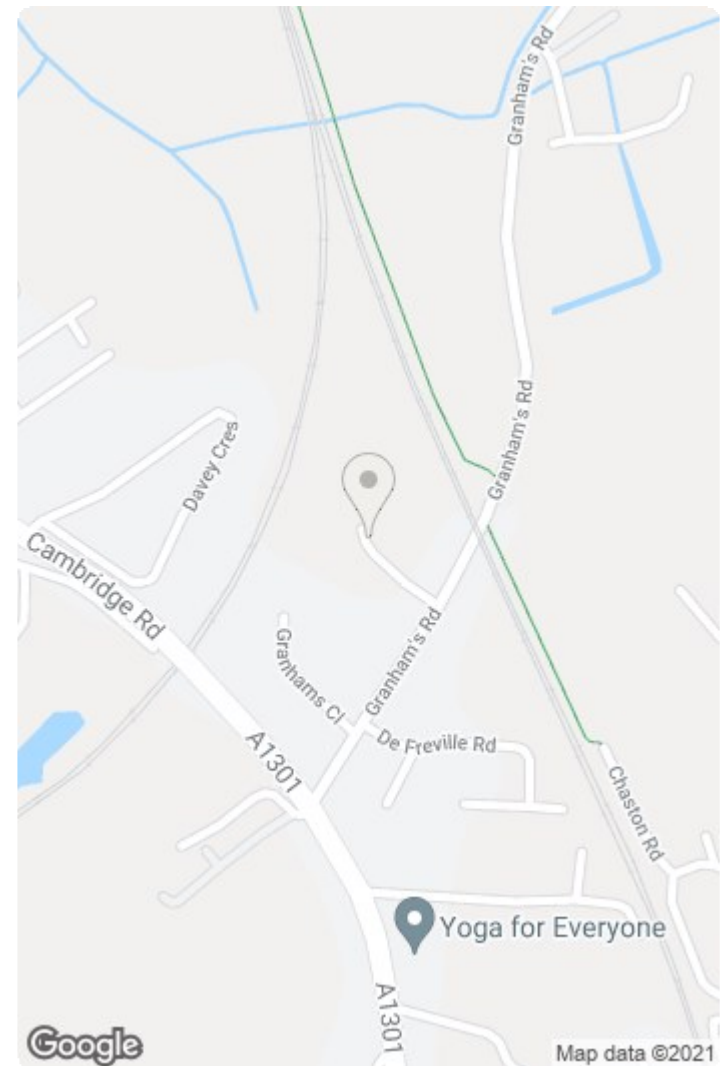




TOTAL APPROX. FLOOR AREA 624 SQ.FT. (58.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
A			A
B			B
C			C
D			D
E			E
F			F
G			G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	80	80

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