



122 Abberley Wood
Cambridge, Cambridgeshire CB22 5EZ
£295,000

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Morris Armitage are delighted to offer for sale this immaculately presented and well maintained modern first 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.

Having been recently and tastefully redecorated, accommodation in brief comprises entrance hall, open plan lounge/diner/kitchen which open out onto a balcony with far reaching views over Hobson Brook, two bedrooms and a family bathroom. Gas fired central heating and double glazing throughout.

Externally the balcony has space for table and chairs and there is an allocated parking position. Visitor spaces are also available.

****No Onward Chain**** Ready for immediate occupation, viewing is strongly recommended. To view, please call and ask for Jordan Smith.

Accommodation Details

Entrance Hall

Storage cupboard, radiator and doors leading to all rooms.

Lounge/Diner Area 17'1" x 11'10" (5.23m x 3.62m)

Two radiators, window to rear aspect and door to the balcony providing ample space for table and chairs.

Kitchen Area 10'2" x 8'10" (3.1m x 2.7m)

Fitted with a range of eye and base level storage units with worktop surfaces over, inset one and a half bowl stainless steel sink with mixer bowl and drainer and window to rear

aspect above, built-in slimline dishwasher, four ring gas hob with stainless steel extractor over and oven beneath, wall mounted boiler to cupboard, built-in fridge/freezer and a built-in washer dryer.

Bedroom 1 11'1" x 10'6" (3.39m x 3.22m)

Built-in wardrobe, window to rear aspect and radiator.

Bedroom 2 6'7" x 8'3" (2.03m x 2.52m)

Window to rear aspect and radiator.

Bathroom

Suite comprising panel sided bath with shower over, low

level WC, wash hand basin, extractor fan, obscured window to rear aspect and tiled floor.

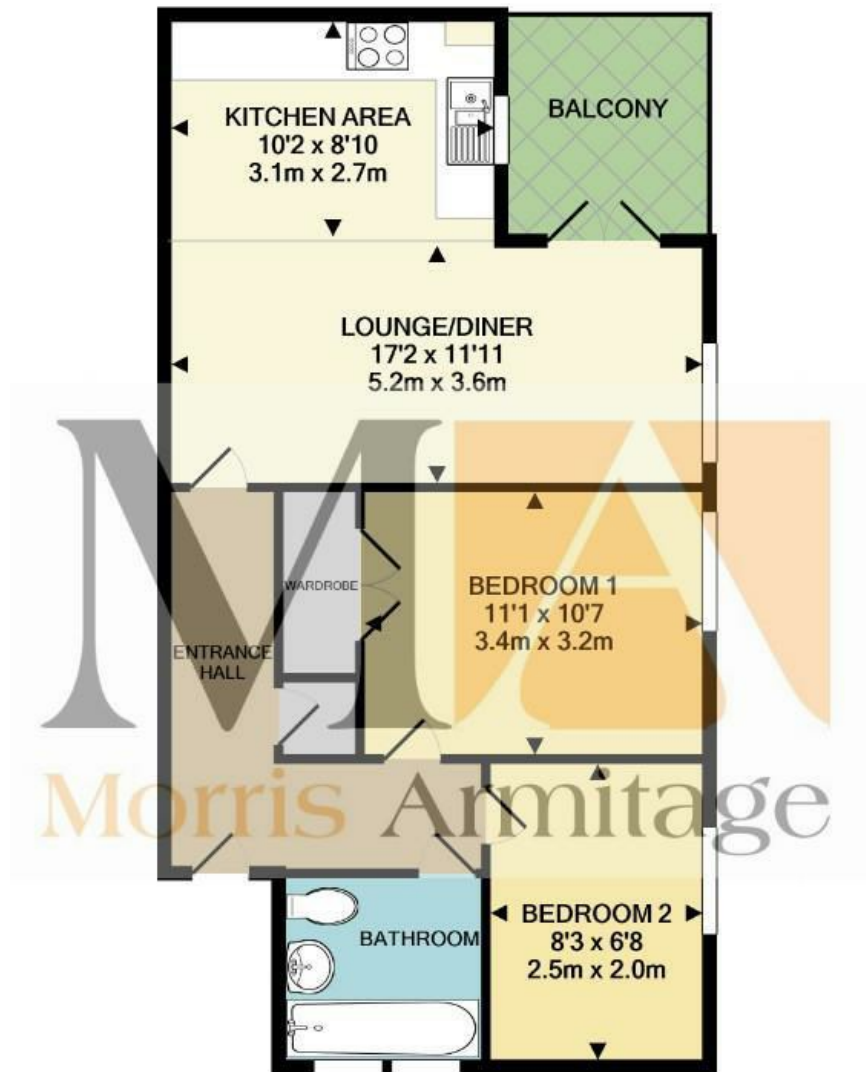
Gardens and Parking

The property benefits from communal grounds and an allocated parking position and visitor spaces available.

Agents Notes

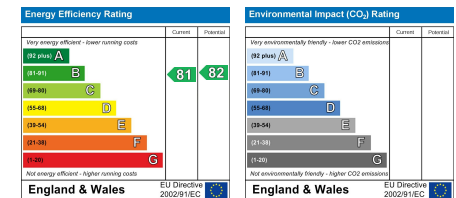
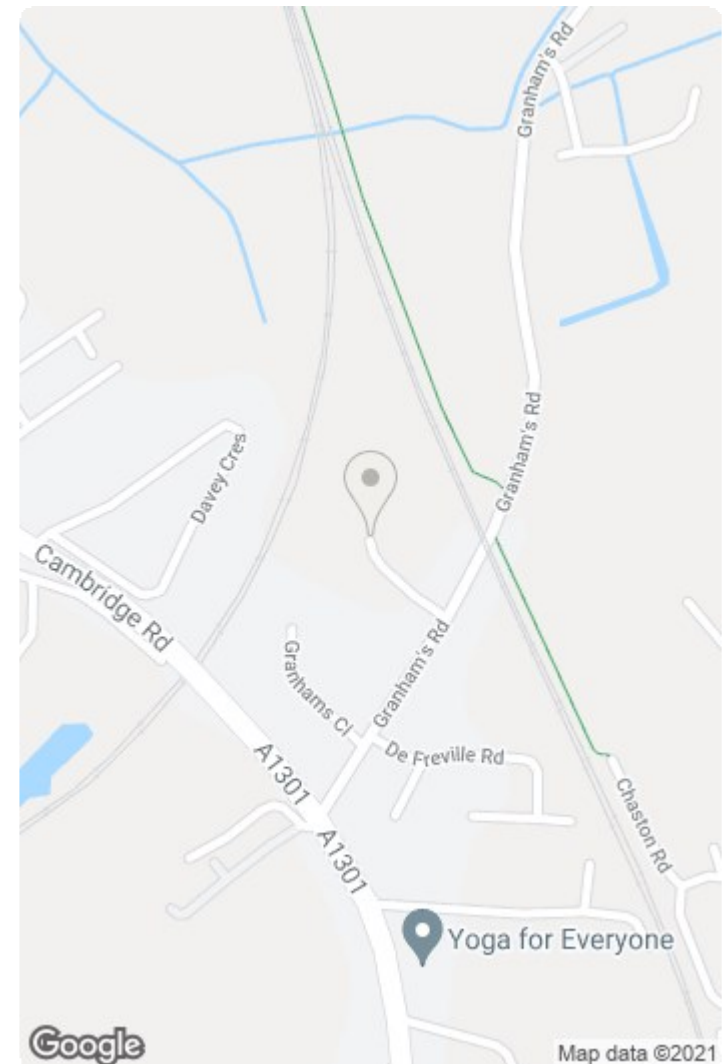
We have been advised the property is held on a lease of 125 years with approximately 115 years remaining. Ground Rent: £200 per year. Maintenance/Service Charge: Approximately £1,060 per year.





TOTAL APPROX. FLOOR AREA 580 SQ.FT. (53.9 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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