

Claudius Walk, Northstowe, CB24 1BL

Guide Price £250,000

Council Tax Band: B



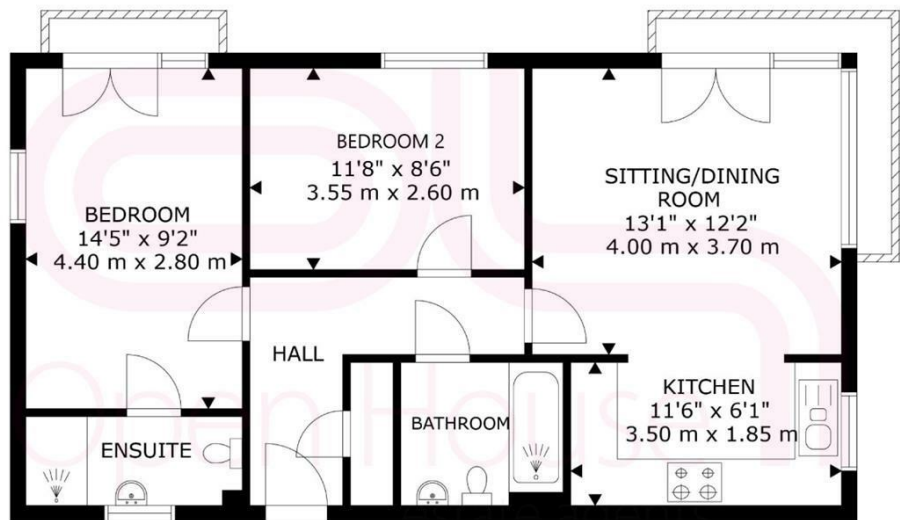
This beautifully presented two bedroom, 2nd floor apartment is located in the vibrant and fast-growing town of Northstowe. Designed with comfort and modern living in mind, the property enjoys an abundance of natural light throughout and a well-considered layout that balances open plan living with defined spaces.

The kitchen features a practical U-shaped worktop and is equipped with integrated appliances including a fridge freezer, gas hob with oven, and dishwasher. Laminated flooring and large windows provide a bright and inviting cooking space that flows effortlessly into the main living area.

The sitting and dining room is spacious and bright, with double glazing and French doors opening out to a generous L shaped balcony. This space is perfect for entertaining or relaxing in comfort, and benefits from gas central heating and laminated flooring for a sleek, modern finish.

The master bedroom is a spacious double room featuring French doors that open onto a Juliet balcony. With plush carpeting, gas central heating and plenty of natural light, it creates a serene and welcoming atmosphere. The ensuite bathroom includes a walk-in shower, washbasin and WC, and also benefits from natural light and stylish tiling.

The second bedroom is also a good-sized double, currently suited for use as either a bedroom or home office. It is carpeted and features gas central heating and a large window that lets in plenty of daylight, making it both cosy and versatile.



GROSS INTERNAL AREA
APARTMENT: 646 sq ft, 60 m²
TOTAL: 646 sq ft, 60 m²



Open House Cambridgeshire



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	