



45 Aster Way
Cambridge, CB4 2XR

Guide price £275,000



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- First floor
- Excellent condition
- Allocated parking
- Long lease

A beautifully presented two-bedroom first-floor flat in Orchard Park, Cambridge. This spacious and well-maintained apartment, measuring approximately 672 sqft, is ideally situated in the popular Orchard Park development. Its location offers excellent access to Cambridge city centre, the Science and Business Parks, the guided busway, the A14, and a wide range of local amenities now established within Orchard Park itself.

Upon entering the flat, you are greeted by a hallway with two generous storage cupboards, providing internal storage rarely found in flats.

The principal bedroom is a good-sized double with built-in wardrobes and pleasant views over a neighbouring green space. The second bedroom, also a double though slightly smaller, enjoys the same peaceful outlook and would make an ideal guest room or home office.

The bathroom is in excellent condition, fitted with a shower over bath, basin, w/c, and a heated towel rail. A window and extractor fan provide excellent ventilation, and the space is smartly finished with tiling to three of the four walls, adding a sense of texture and quality.

The open-plan living, dining, and kitchen area is bright and airy thanks





to its dual aspect, with natural light filling the space from both the front and rear. The living area, which is carpeted, opens directly onto a private balcony. The kitchen and dining area provides room for a dining table and is well-equipped with an induction hob, oven, extractor fan, washing machine, double dishwasher, integrated fridge-freezer, and generous cupboard storage.

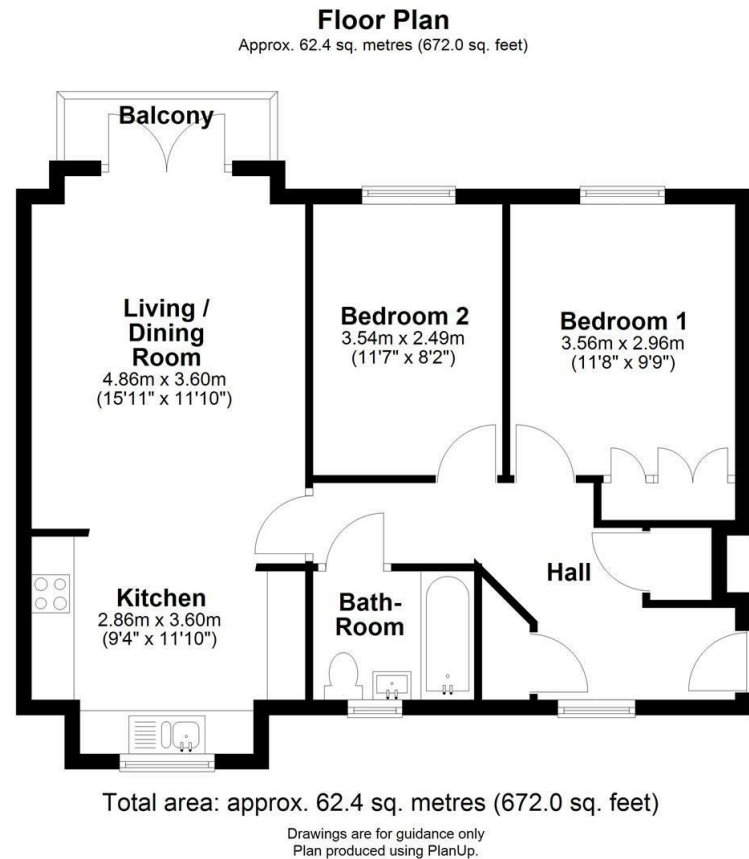
The flat is in excellent overall condition and requires no additional work. It benefits from an allocated parking space, a secure cycle store, and a secure entrance system with intercom to the flat.

Perfectly suited for a first-time buyer or investor, this property combines well-proportioned accommodation with a convenient and well-connected location. The vendor has confirmed they will be buying onward.

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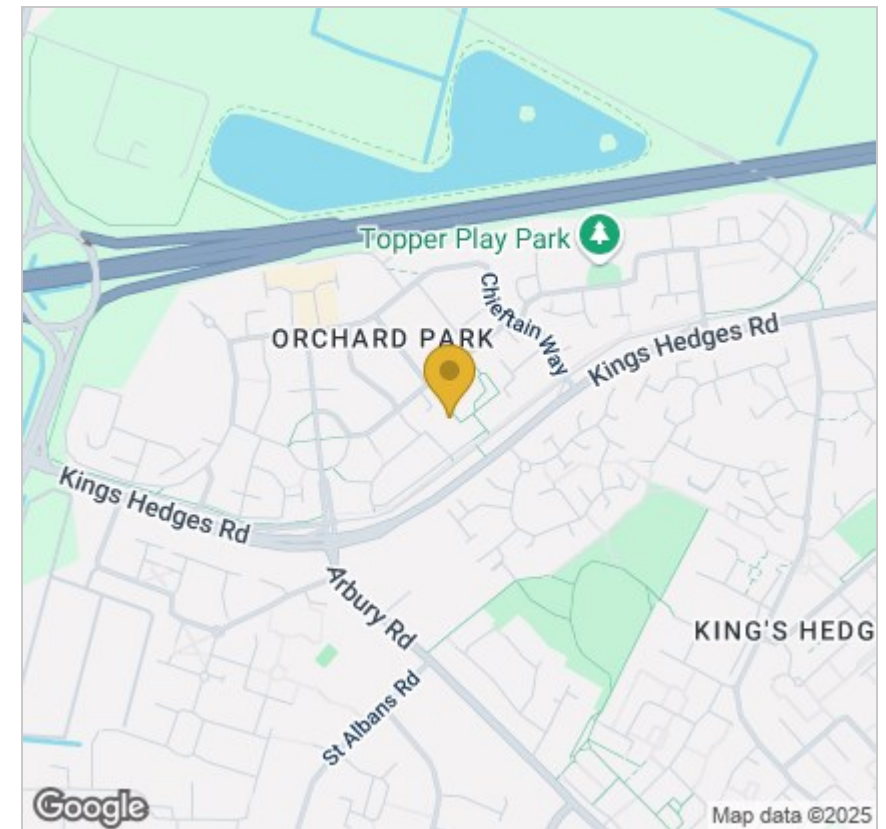
Floor Plan



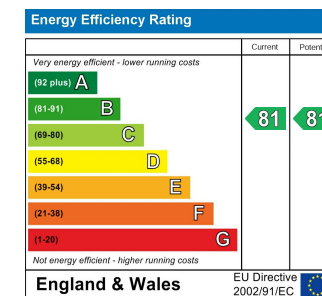
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Leasehold
Council tax band: B

Area Map



Energy Efficiency Graph



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