



Wheatsheaf Way, Linton Cambridge  
**£240,000 Leasehold**

**Sharman  
Quinney**

# Key Features



999 Years remaining as of 01 Jan 1976

£Ask Agent Ground Rent p/a

Review due: Ask Agent

£5.00 Service Charge p/a

Review due: 04/2026

- Spacious ground floor maisonette
- Bright living room with direct access to a full-width conservatory
- Two well-proportioned bedrooms
- Private, low-maintenance west-facing garden
- Garage and off-road parking
- Gas central heating and double glazing throughout
- Long 999-year lease from 1976 with just £15 annual maintenance



This smart and spacious ground-floor maisonette presents an excellent opportunity for first-time buyers, investors, or those seeking to downsize.

Well maintained throughout, it offers generous living space paired with practical features, including a long lease, private garden, garage, and parking.

The living room is impressively sized, filled with natural light, and provides a welcoming environment for everyday relaxation.

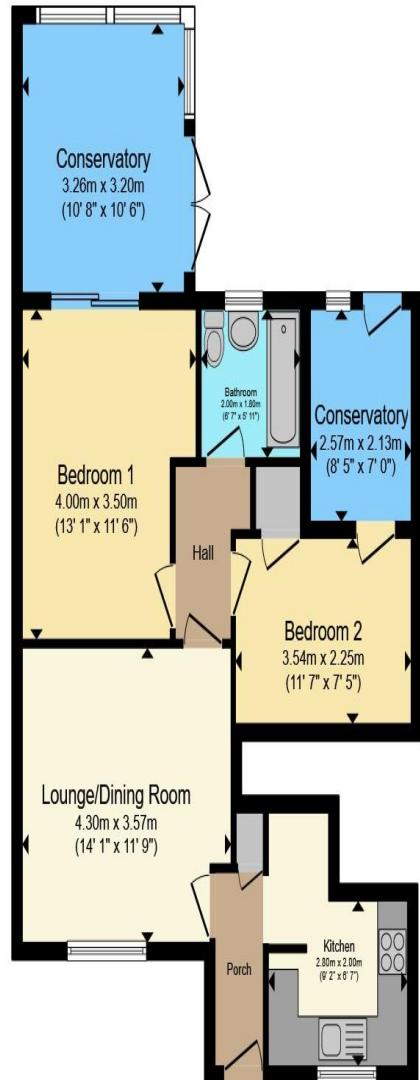
Double doors lead through to the conservatory, creating a versatile additional reception room that can be enjoyed year-round and offers seamless access to the garden.

The well-fitted kitchen features a good range of units, making efficient use of the space and providing a bright, functional setting for daily cooking. A separate utility room further enhances practicality with valuable extra storage.

Bedroom one is notably spacious, providing ample room for furnishings and a comfortable retreat. Bedroom two is also well proportioned, ideal as a guest room, home office, or child's bedroom.

A well-appointed bathroom completes the





## Ground Floor

Total floor area 71.4 m<sup>2</sup> (769 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](http://www.propertybox.io)

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accommodation.

Outside, the west-facing garden is designed for easy maintenance and is perfectly positioned to enjoy the afternoon sun. The added benefit of a garage and parking is a rare advantage for a home of this style.

To view this property call Sharman Quinney on:  
**01223 844760**

# Selling your property?

Contact us to arrange a **FREE**  
home valuation.

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