

Patagonia Way, Cambridge, CB3 0UP

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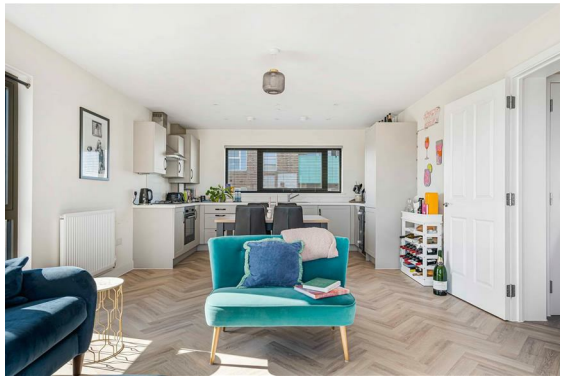
Guide Price £345,000

A beautifully presented two bedroom apartment extending to approximately 760sqft and located on the second floor. The property further benefits from allocated parking, terrace area and is located close to local amenities and transport links. The property is offered with no onward chain.



LOCATION

Patagonia Way forms part of the popular Darwin Green development on the western side of Cambridge, offering a convenient modern setting within easy reach of the city centre. The area benefits from a range of nearby shops, cafés, open green spaces and recreational facilities, with further amenities planned as the development continues. Cambridge city centre is readily accessible by bicycle, bus or car, while the nearby road network provides excellent access to the A14, M11 and surrounding areas. The location is particularly well placed for the University of Cambridge's West Cambridge site and Eddington, making it an attractive choice for professionals, families and those seeking convenient access to the city and its many amenities.








COMMUNAL DOOR
into:

COMMUNAL ENTRANCE HALL
carpeted, downlight, stairs leading to upper floors. The apartment is located on level 2. Further door into terrace area which is south east facing. Door into:

ENTRANCE HALL
with Amtico flooring, radiator, space for coat hanging hooks, storage cupboard with integrated washing machine and dryer and access into various rooms including:

SITTING/DINING ROOM/KITCHEN
with Amtico flooring, triple aspect room with French doors leading out onto terrace, double glazed window overlooking the side of the property and double glazed windows overlooking front of the property, radiator, downlights. Kitchen with a range of floor and wall units with soft close feature, laminate worktop, integrated appliances include Zanussi oven, 4 ring Zanussi gas hob and extractor fan, splashback, integrated dishwasher, stainless steel one and a half sink and drainer, wine cooler, integrated fridge and freezer, cupboard housing boiler, LED spotlights.

PRINCIPAL BEDROOM
carpeted, double glazed window overlooking front of the property, downlight, radiator, built-in wardrobe with hanging rail and shelf, space for coat hanging hooks, door into:

ENSUITE SHOWER ROOM
with Amtico flooring, walk-in tiled shower, low level w.c., wash hand basin, LED spotlights, extractor fan, heated towel rail.

BEDROOM 2
carpeted, double glazed window overlooking front of the property, downlight, radiator.

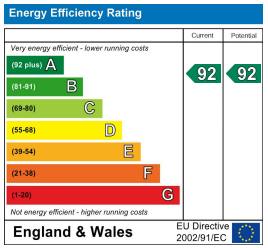
BATHROOM
with Amtico flooring, three piece suite comprising of bath with shower over, low level w.c., wash hand basin, part tiled walls, LED spotlight, extractor fan, frosted window overlooking rear of the property, heated towel rail.

OUTSIDE
The property is approached via pathway leading to gated entrance, allocated parking with electric charger, undercover bike storage as well as bin stores. Steps leading up to communal terrace area with seating. South east facing.

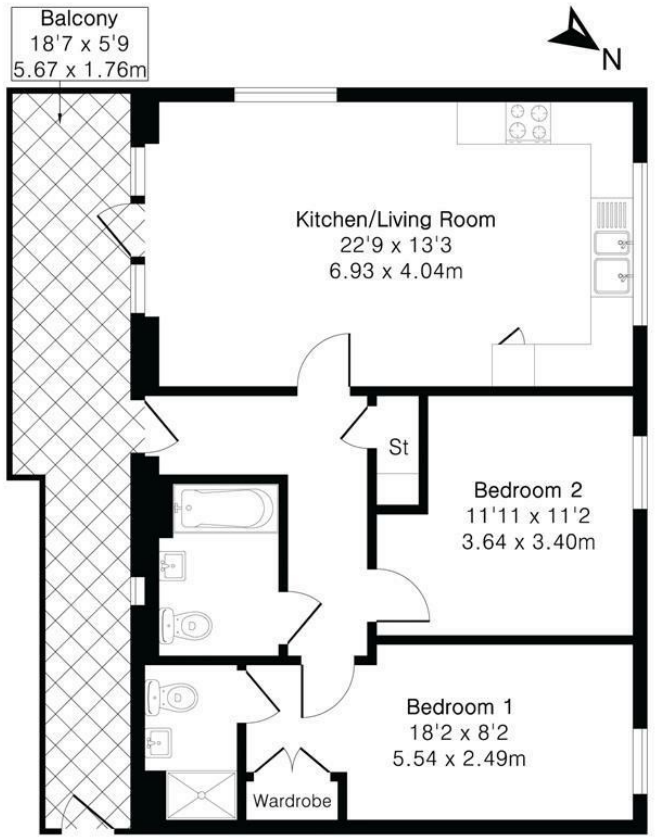
AGENTS NOTE
Tenure - Leasehold
Length of Lease - 995 Years Remaining
Annual Ground Rent - £0
Annual Service Charge - Approx £1,600







Approximate Gross Internal Area 760 sq ft - 71 sq m



Third Floor

Guide Price £345,000

Tenure - Leasehold

Council Tax Band - D

Local Authority - Cambridge City Council

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

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